

LOCATED IN THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO.

OWNER / DEVELOPER

CENTRAL DEVELOPMENT, LLC
1600 S. ALBON ST., #200
DENVER, CO 80222
303.628.0200 voice
CONTACT: JEREMY RECORDS

CIVIL ENGINEER

REDLAND
1500 W. CANAL CT.
LITTLETON, CO 80120
720.283.6783 voice
CONTACT: MARK CEVAAL, P.E
EMAIL: mcevaal@redland.com

ARCHITECT

INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80120
303.407.1157 voice
CONTACT: BILL SMITH, AIA

LANDSCAPE ARCHITECT

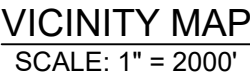
STACKLOT
5369 S. CURTICE ST.
LITTLETON, CO 80120
303.808.4523 voice
CONTACT: STEVE WIENS
EMAIL: steve@stacklot.com

LEGAL DESCRIPTION:

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 67 WEST OF THE 6TH P.M. LYING EAST OF THE EAST LINE OF THAT TRACT CONVEYED TO THE STATE HIGHWAY DEPARTMENT BY QUITCLAIM DEED RECORDED SEPTEMBER 8, 1948 IN BOOK 1185, PAGE 268, AND DESCRIBED AS THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 NORTH, RANGE 67 WEST OF THE P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 996.04 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25 DESCRIBED IN THAT DEED TO THE STATE HIGHWAY DEPARTMENT RECORDED SEPTEMBER 8, 1948 IN BOOK 1185, PAGE 268, AND BEING THE POINT OF BEGINNING OF THE CINDER PAVEMENT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 25 THE PARCEL TO BE DESCRIBED; THENCE ON A DEFLECTION ANGLE TO THE LEFT 95°08'20" AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1334.24 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 95°00'36" AND ALONG SAID NORTHERLY LINE 441.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 90°16'15" AND ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 107.88 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ON A DEFLECTION ANGLE TO THE RIGHT 89°51'29" AND ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 319.15 FEET TO THE POINT OF BEGINNING.



BENCHMARK

NGS CONTROL POINT T 395 BEING A STANDARD NGS STEEL ROD IN A LOGO MONUMENT BOX LOCATED 20 MILES NORTH OF COLORADO SPRINGS ON THE EAST SIDE OF I-25, 1,200 FEET NORTH OF THE WEIGH STATION BUILDING, AND 20.5 FEET EAST OF THE EASTERLY EDGE OF OIL OF THE NORTHBOUND LANES OF I-25.

NAVD88. ELEV = 7111.32'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY
BOUNDARY OF LOT 1, GREATER EUROPE MISSION SUBDIVISION
FILING NO. 1, BEING MONUMENTED AS SHOWN HEREON,
ASSUMED TO BEAR SOUTH 80°00'37" WEST, A DISTANCE OF
358.79 FEET.

Sheet Number	Sheet Title
1 OF 20	COVER SHEET
2 OF 20	OVERALL SITE PLAN
3 OF 20	SITE PLAN
4 OF 20	SITE PLAN
5 OF 20	GRADING PLAN
6 OF 20	GRADING PLAN
7 OF 20	UTILITY PLAN
8 OF 20	UTILITY PLAN
9 OF 20	LANDSCAPE PLAN 'A'
10 OF 20	LANDSCAPE PLAN 'B'
11 OF 20	LANDSCAPE PLAN 'C'
12 OF 20	LANDSCAPE NOTES
13 OF 20	LANDSCAPE DETAILS
14 OF 20	EXTERIOR ELEVATIONS
15 OF 20	EXTERIOR ELEVATIONS
16 OF 20	EXTERIOR ELEVATIONS
17 OF 20	EXTERIOR PERSPECTIVES
18 OF 20	SITE DETAILS
19 OF 20	PHOTOMETRIC SITE PLAN
20 OF 20	PHOTOMETRIC DETAILS

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[illegible]

THE ROCK COMMERCE CENTER
SITE DEVELOPMENT PLAN
COVER SHEET

SHEET

I:\2023\23009 - The Rock Commerce Center\23009_Site Plan\The Rock\23009_Overall Site Plan.dwg Tab: 2 OF 24 OVERALL SITE PLAN Oct 20, 2023 - 3:29pm csdz

- NOTE:
1. ANY WORK WITHIN EL PASO COUNTY RIGHT-OF-WAY REQUIRES A WORK IN RIGHT-OF-WAY PERMIT FROM EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS.
 2. A BUILDING PERMIT FORM PIKES PEAK REGIONAL BUILDING DEPARTMENT IS REQUIRED FOR RETAINING WALLS GREAT THAN 4 FEET IN HEIGHT.

PROPOSED LEGEND

	EASEMENT
	CURB AND GUTTER
	SIDEWALK
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	LIMITS OF CONSTRUCTION / SAWCUT
	PEDESTRIAN ACCESSIBLE ROUTE
	RETAINING WALL

EXISTING LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	SETBACK

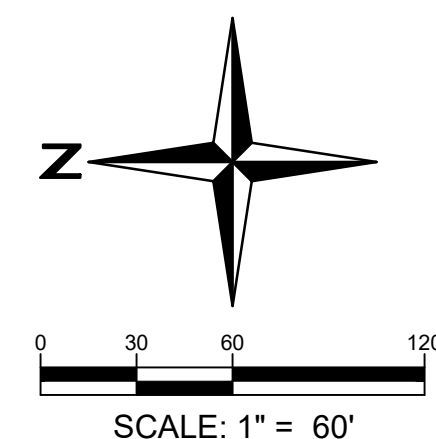
SITE DATA TABLE		
LOT 1, THE ROCK COMMERCE CENTER SUBDIVISION FILING NO. 1	REQUIRED	PROPOSED
ZONING	CS	CS
PARCEL AREA	11.61 AC. (505,680 S.F.)	11.61 AC. (505,680 S.F.)
BUILDING AREA	-	163,800 S.F.
BUILDING HEIGHT	40' MAX.	36'
STANDARD SPACES	*RETAIL = 27 SPACES *WAREHOUSE = 147 SPACES TOTAL = 174 SPACES TOTAL W/ 12.5% REDUCTION= 153 SPACES	PROPOSED PARKING = 153 SPACES
ACCESSIBLE SPACES	6 ACCESSIBLE SPACES	6 ACCESSIBLE SPACES
VAN ACCESSIBLE	1 VAN ACCESSIBLE SPACE	1 VAN ACCESSIBLE SPACES
LANDSCAPE AREA	-	2.4 AC. (105,409.5 S.F. / 20.8%)
HARDSCAPE AREA	-	9.2 AC. (400,270.5 S.F. / 79.2%)

- * RETAIL = 10% OF BLDG S.F. @ 1/600 S.F.
* WAREHOUSE = 90% OF BLDG S.F. @ 1/1000 S.F.
* 12.5% REDUCTION IN PARKING REQUIREMENT IS WITHIN THE 20% ALLOWED UNDER THE ADMINISTRATIVE RELIEF SECTION IN THE CODE.

SITE DATA TABLE	
LOT 1, GREATER EUROPE MISSION FILING NO. 1	
ZONING	CS
PARCEL AREA	3.59 AC. (156,422 S.F.)
BUILDING AREA	+/-11,784 S.F.
BUILDING HEIGHT	45' MAX.
STANDARD SPACES	REQUIRED = 59 SPACES EXISTING = 96 SPACES PROPOSED = 88 SPACES
ACCESSIBLE SPACES	3 ACCESSIBLE SPACES
VAN ACCESSIBLE	1 VAN ACCESSIBLE
LANDSCAPE AREA	(87,973.7 S.F. / 56.2%)
HARDSCAPE AREA	(68,448.3 S.F. / 43.8%)

NOTE:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

PCD FILE NO. PPR2329



THE ROCK COMMERCE CENTER

SITE DEVELOPMENT PLAN
OVERALL SITE PLAN

SHEET

2 OF 20

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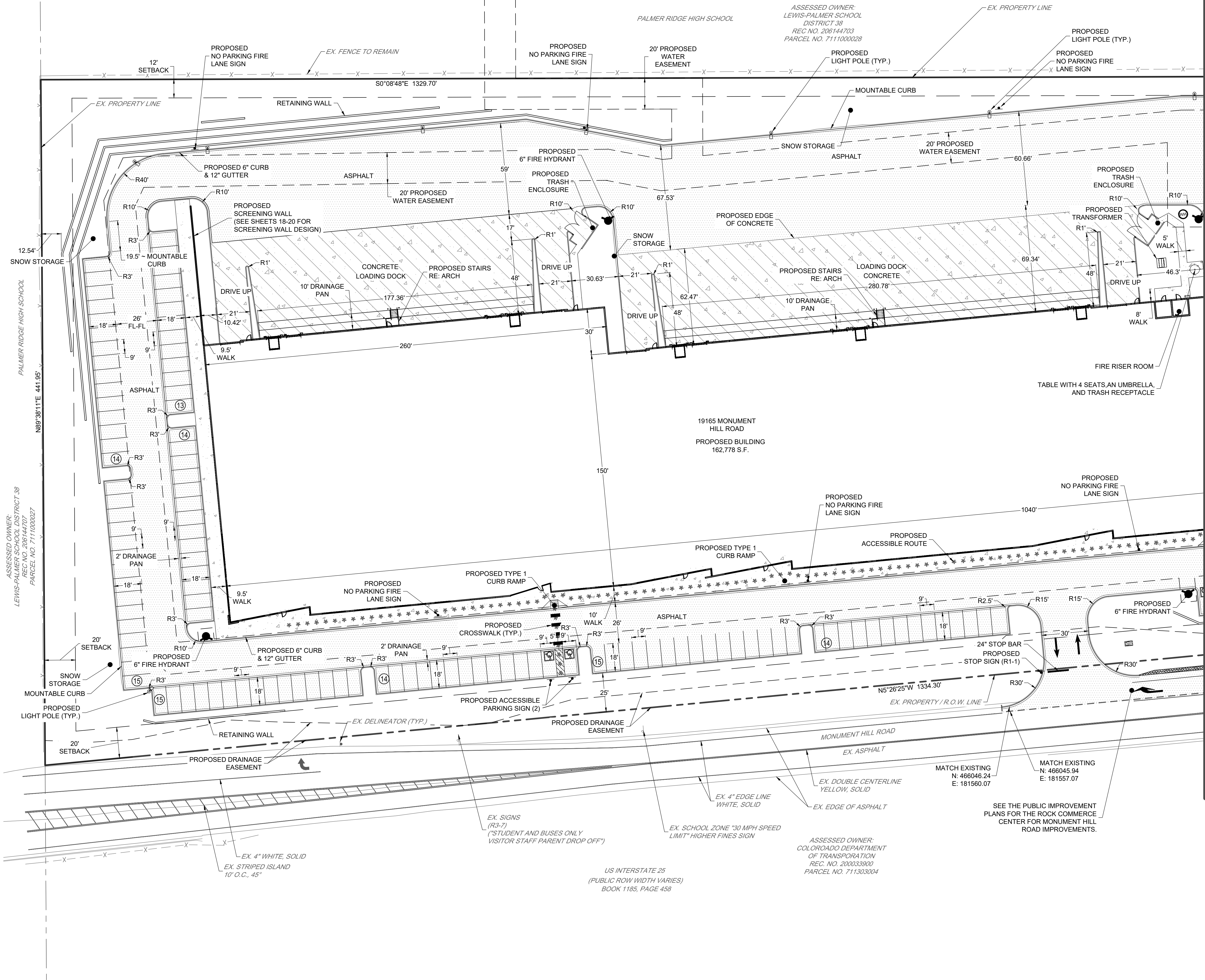
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CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
23009	09/08/2023	1	1ST SUBMITTAL
	10/20/2023	2	2ND SUBMITTAL

I:\2023\23009 - The Rock Commerce Center\23009_Site Plan\The Rock Commerce Center\23009_Site Plan.dwg tab: 3 OF 24 SITE PLAN Oct 20, 2023 -- 3:29pm csolz

ASSESSED OWNER:
LEWIS-PALMER SCHOOL DISTRICT 38
REC NO. 206144707
PARCEL NO. 7111000027

PALMER RIDGE HIGH SCHOOL



PROPOSED LEGEND

- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LIMITS OF CONSTRUCTION / SAWCUT
- PEDESTRIAN ACCESSIBLE ROUTE
- RETAINING WALL
- FIRE HYDRANT

EXISTING LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- SETBACK

NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

MATCHLINE - SEE SHEET NO. 4 OF 20

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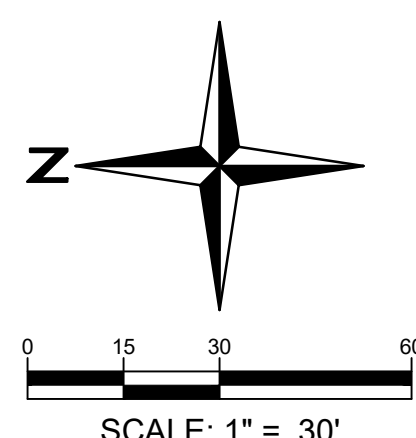
NOT FOR CONSTRUCTION

PROJECT NO.	DATE	NO.	NOTES
23009	09/08/2023	1	1ST SUBMITTAL
	10/20/2023	2	2ND SUBMITTAL

THE ROCK COMMERCE CENTER
SITE DEVELOPMENT PLAN
SITE PLAN

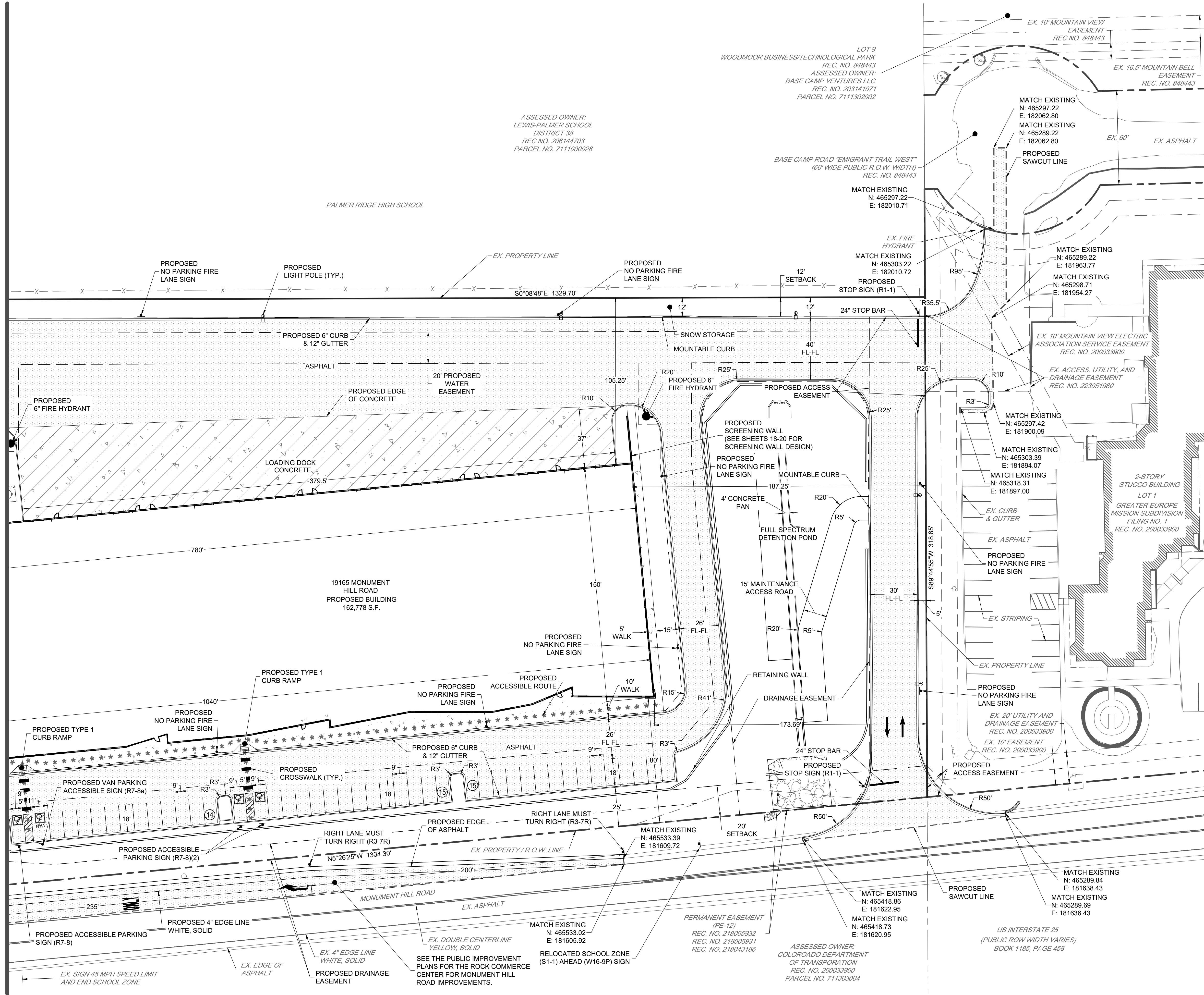
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3 OF 20

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MATCHLINE - SEE
SHEET NO. 3 OF 20



PROPOSED LEGEND

	EASEMENT
	CURB AND GUTTER
	SIDEWALK
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	LIMITS OF CONSTRUCTION / SAWCUT
	PEDESTRIAN ACCESSIBLE ROUTE
	RETAINING WALL
	FIRE HYDRANT

EXISTING LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	SETBACK

NOTE:
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THE ROCK COMMERCE CENTER SITE DEVELOPMENT PLAN SITE PLAN

SHEET

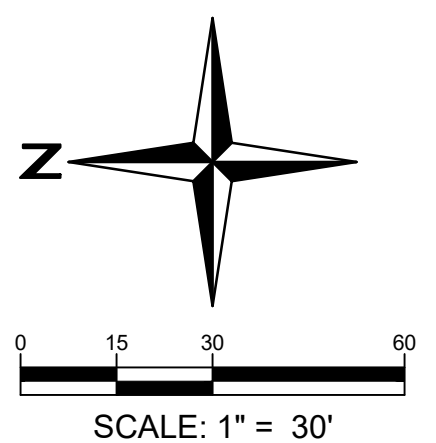
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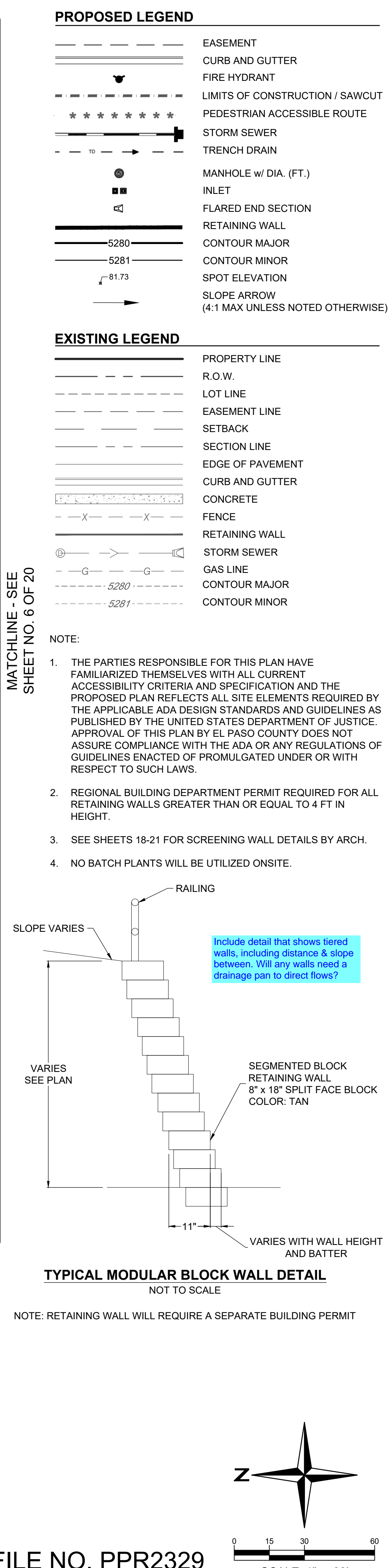
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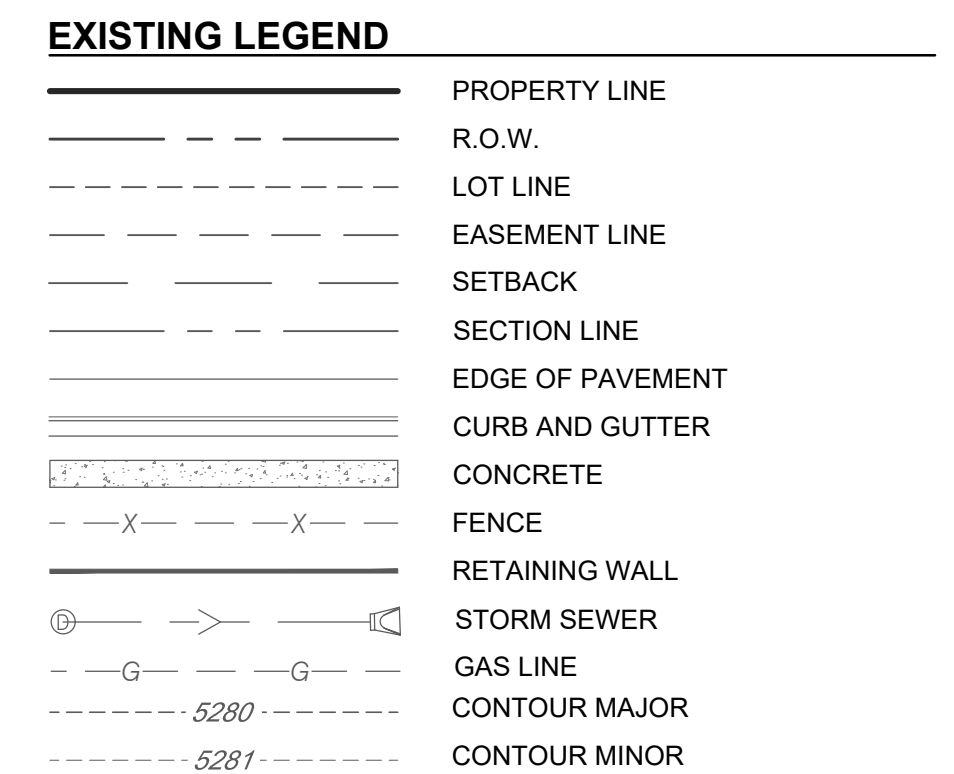
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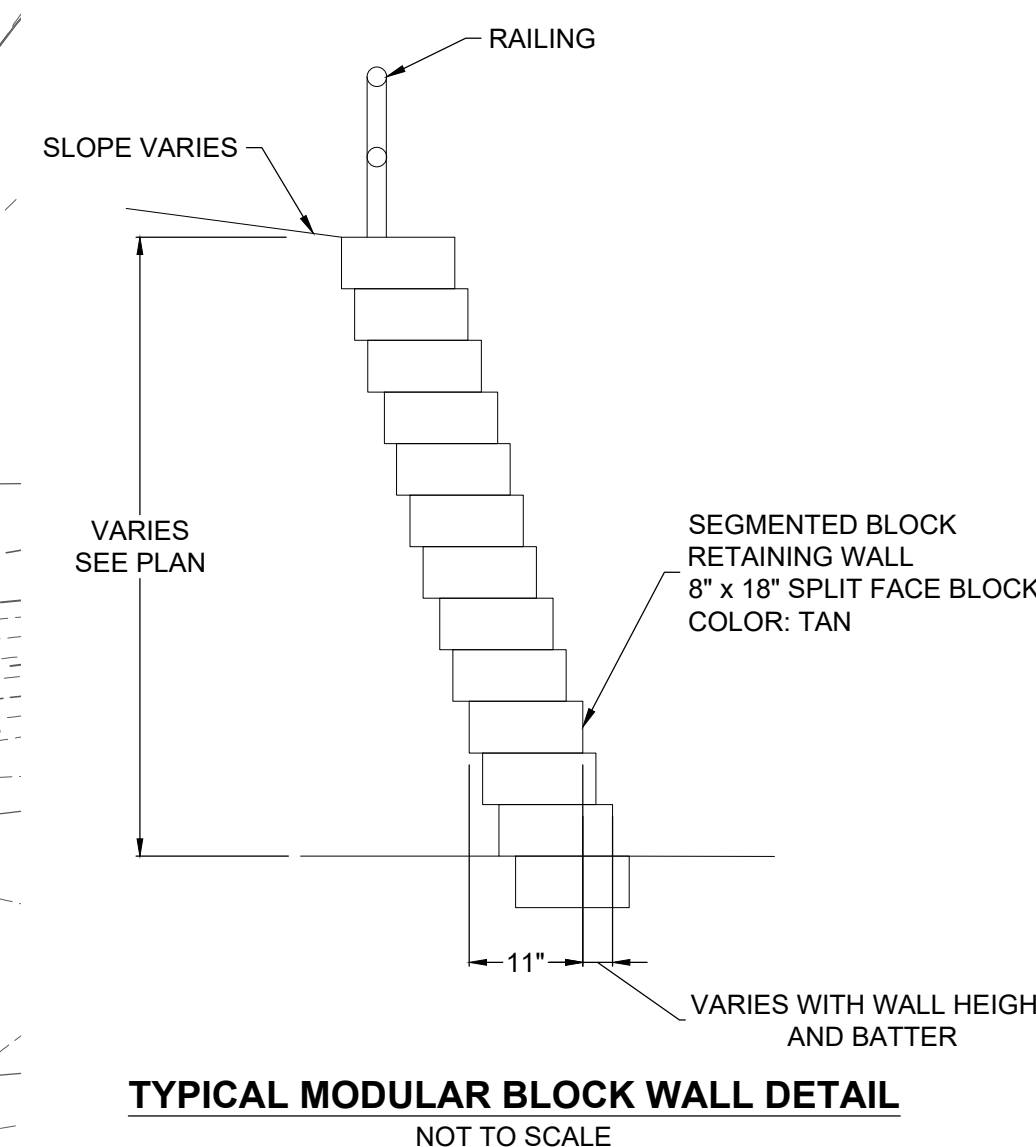




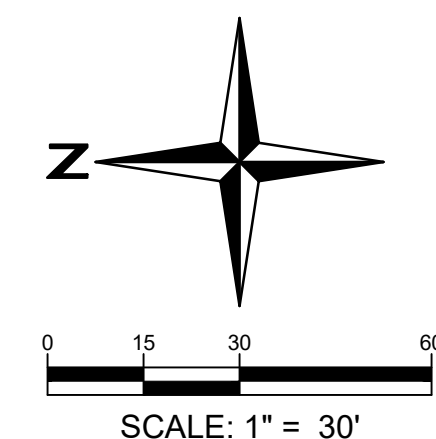


NOTE:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
2. REGIONAL BUILDING DEPARTMENT PERMIT REQUIRED FOR ALL RETAINING WALLS GREATER THAN OR EQUAL TO 4 FT IN HEIGHT.
3. SEE SHEETS 18-21 FOR SCREENING WALL DETAILS BY ARCH.
4. NO BATCH PLANTS WILL BE UTILIZED ONSITE.



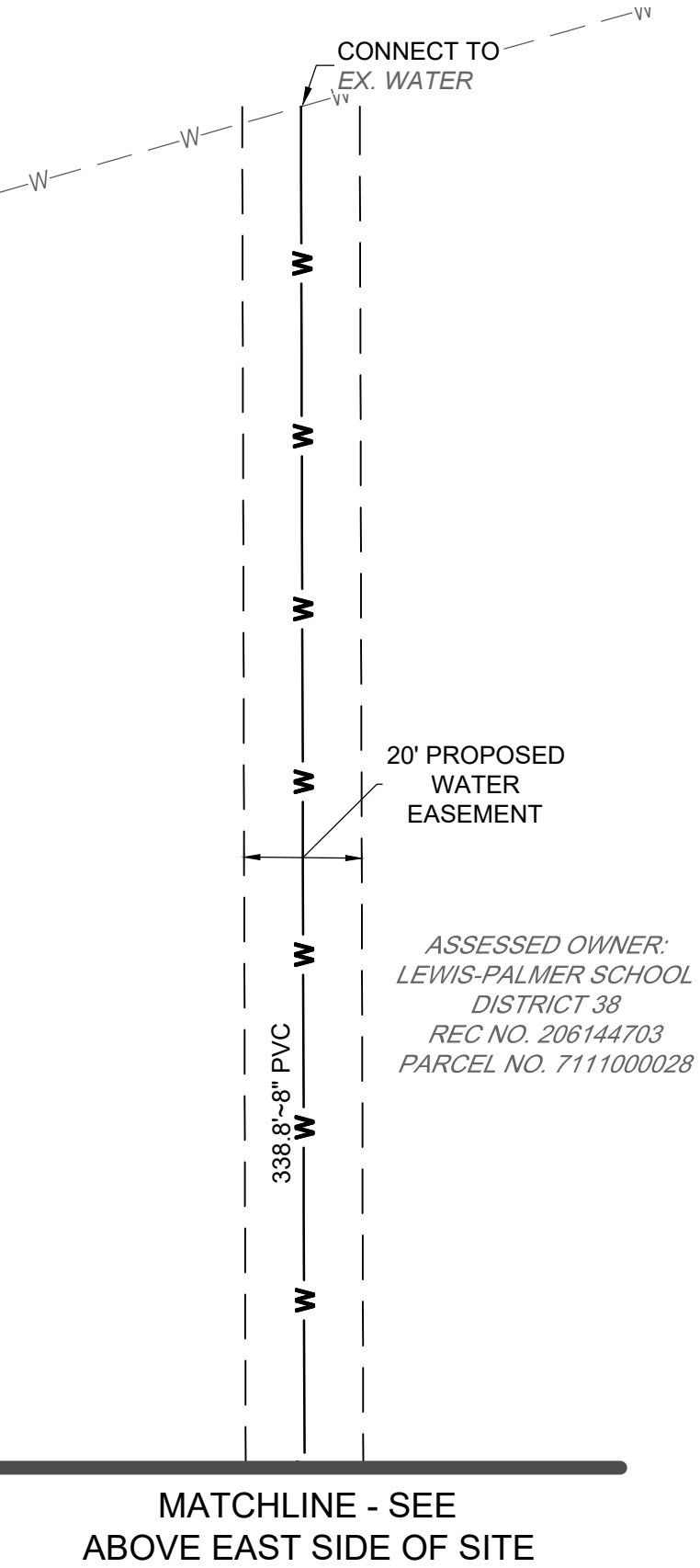
NOTE: RETAINING WALL WILL REQUIRE A SEPARATE BUILDING PERMIT

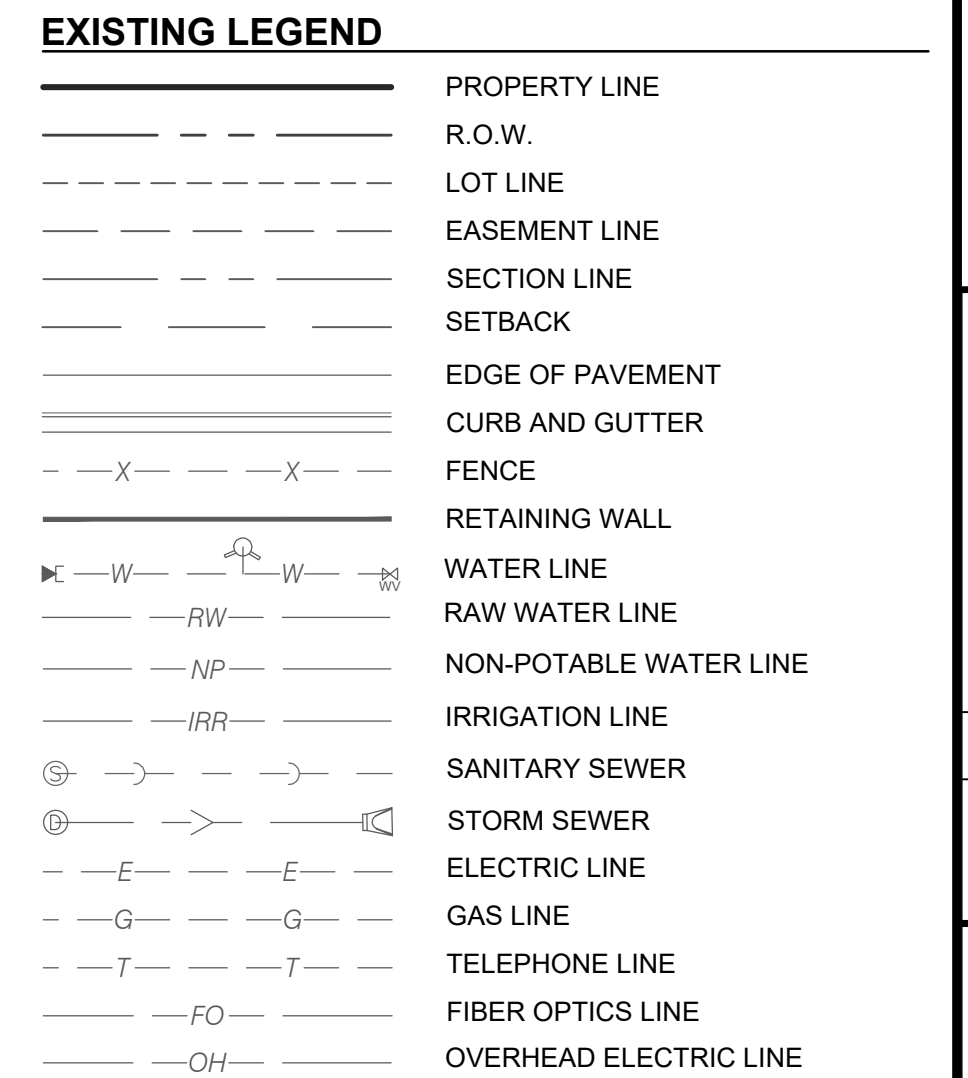


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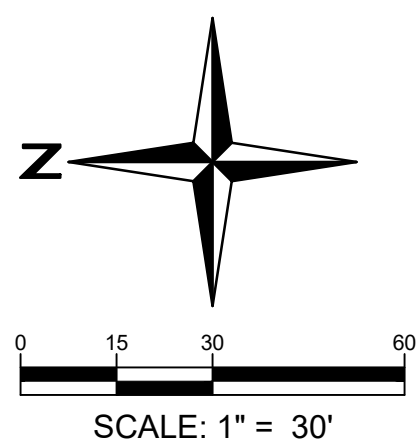
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THE ROCK COMMERCE CENTER
SITE DEVELOPMENT PLAN
GRADING PLAN





NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF GUIDELINES ENACTED OF PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



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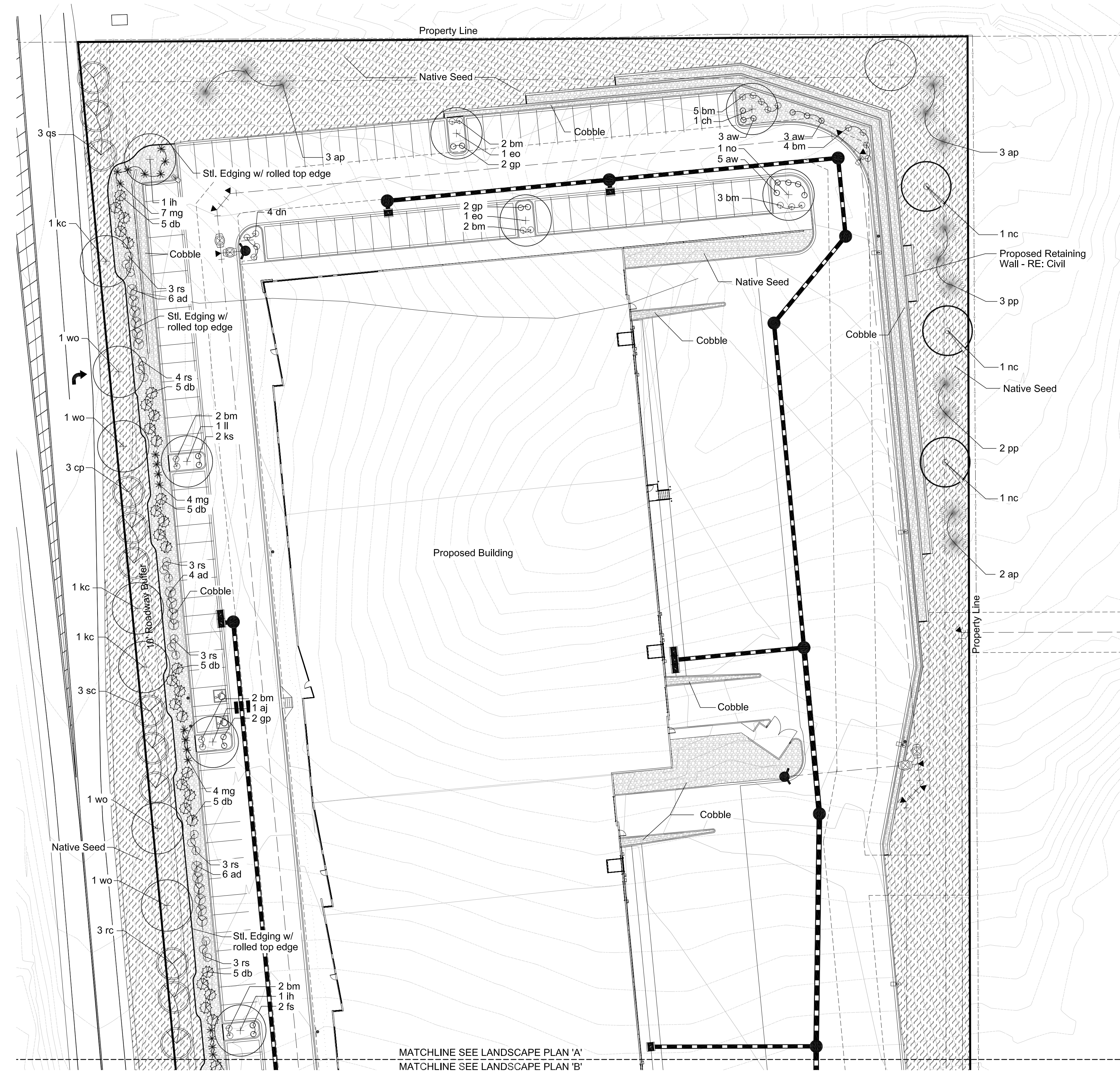
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THE ROCK COMMERCE CENTER
SITE DEVELOPMENT PLAN
UTILITY PLAN

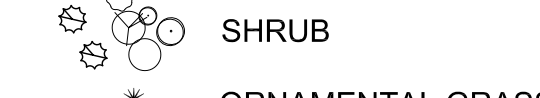
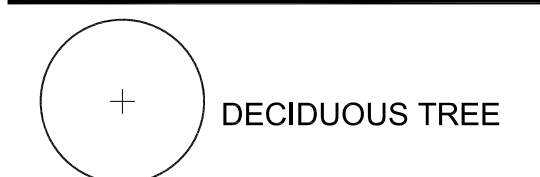
SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LANDSCAPE LEGEND:



NATIVE SEED MIX NON-IRRIGATED		% OF TOTAL	PLS PER ACRE
COMMON NAME	SCIENTIFIC NAME		
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

DETENTION SEED MIX		% OF TOTAL	PLS PER ACRE
COMMON NAME	SCIENTIFIC NAME		
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.



LANDSCAPE PLAN 'A'



0' 15' 30' 60' 90'

SCALE 1" = 30' - 0"

STACK **lot**

5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
phone. 303.808.4523

PCD FILE NO: PPR2329

REVISIONS		DESCRIPTION
DATE	BY	
10/23/23	RESUBMITTAL	

DRAWN
sdw

CHECKED
jah

DESIGNED
sdw

FILENAME

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER

LANDSCAPE PLAN 'A'



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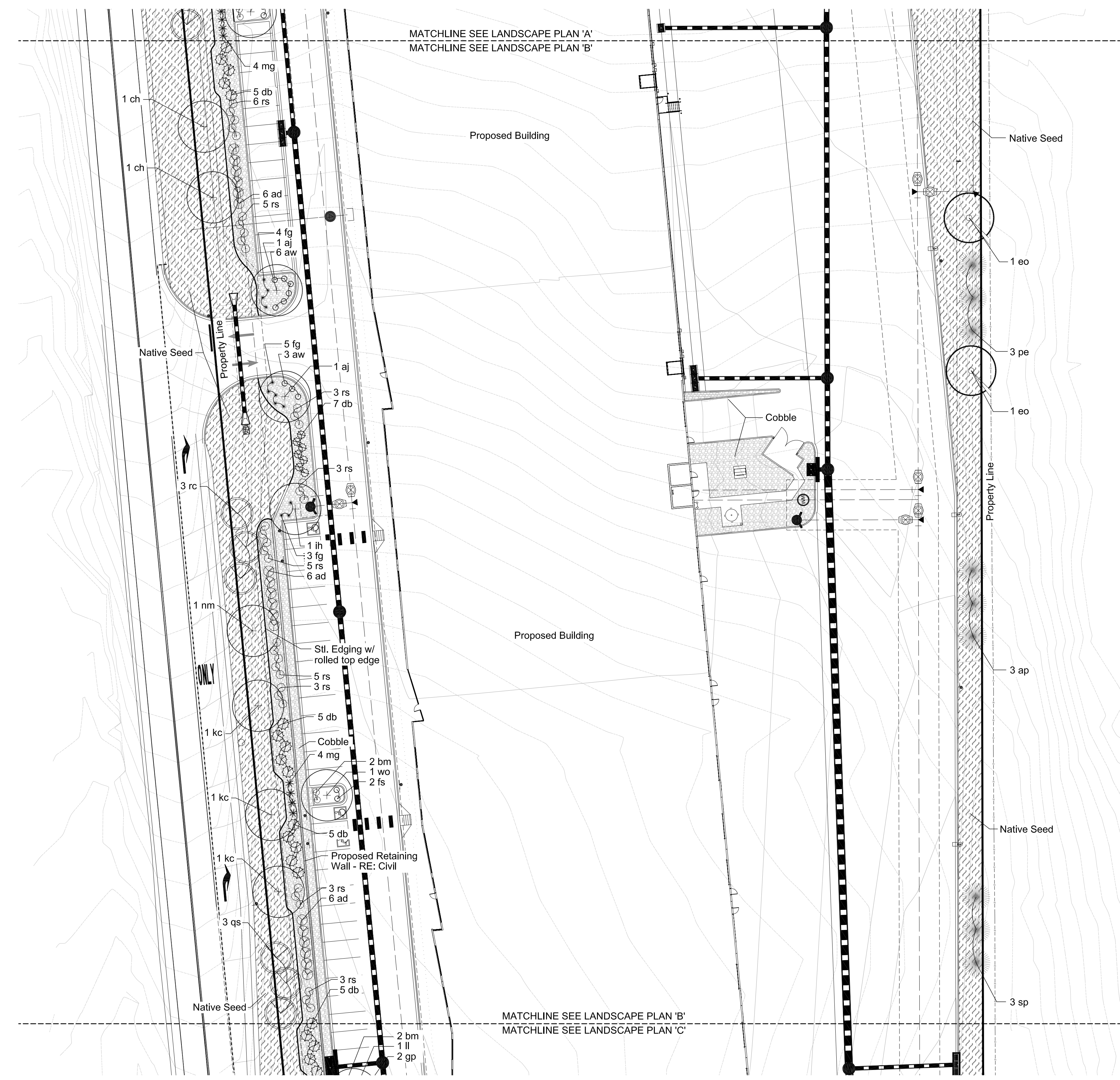
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SHEETS
20

SHEET
9

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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LANDSCAPE LEGEND:

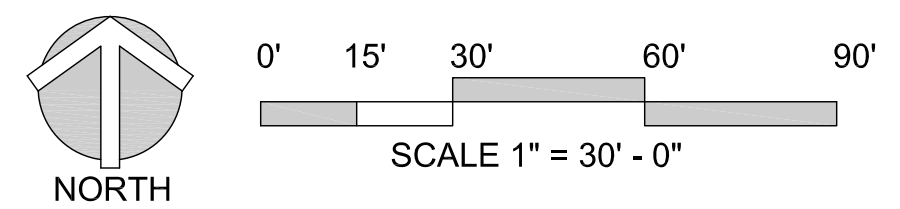
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- ORNAMENTAL GRASS / PERENNIAL

NATIVE SEED MIX NON-IRRIGATED		% OF TOTAL	PLS PER ACRE
COMMON NAME	SCIENTIFIC NAME		
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

DETENTION SEED MIX		% OF TOTAL	PLS PER ACRE
COMMON NAME	SCIENTIFIC NAME		
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

- 4"-8" ROUND COBBLE OVER FILTER FABRIC
- 2"-4" ROUND COBBLE OVER FILTER FABRIC
- STEEL EDGING w/ ROLLED TOP EDGE
- RETAINING WALL - RE: CIVIL

LANDSCAPE PLAN 'A'



STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
phone. 303.808.4523

PCD FILE NO: PPR2329

REVISIONS		DESCRIPTION
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10/23/23	RESUBMITTAL	

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CHECKED	jah
DESIGNED	sdw
FILENAME	

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER

LANDSCAPE PLAN 'B'



architecture
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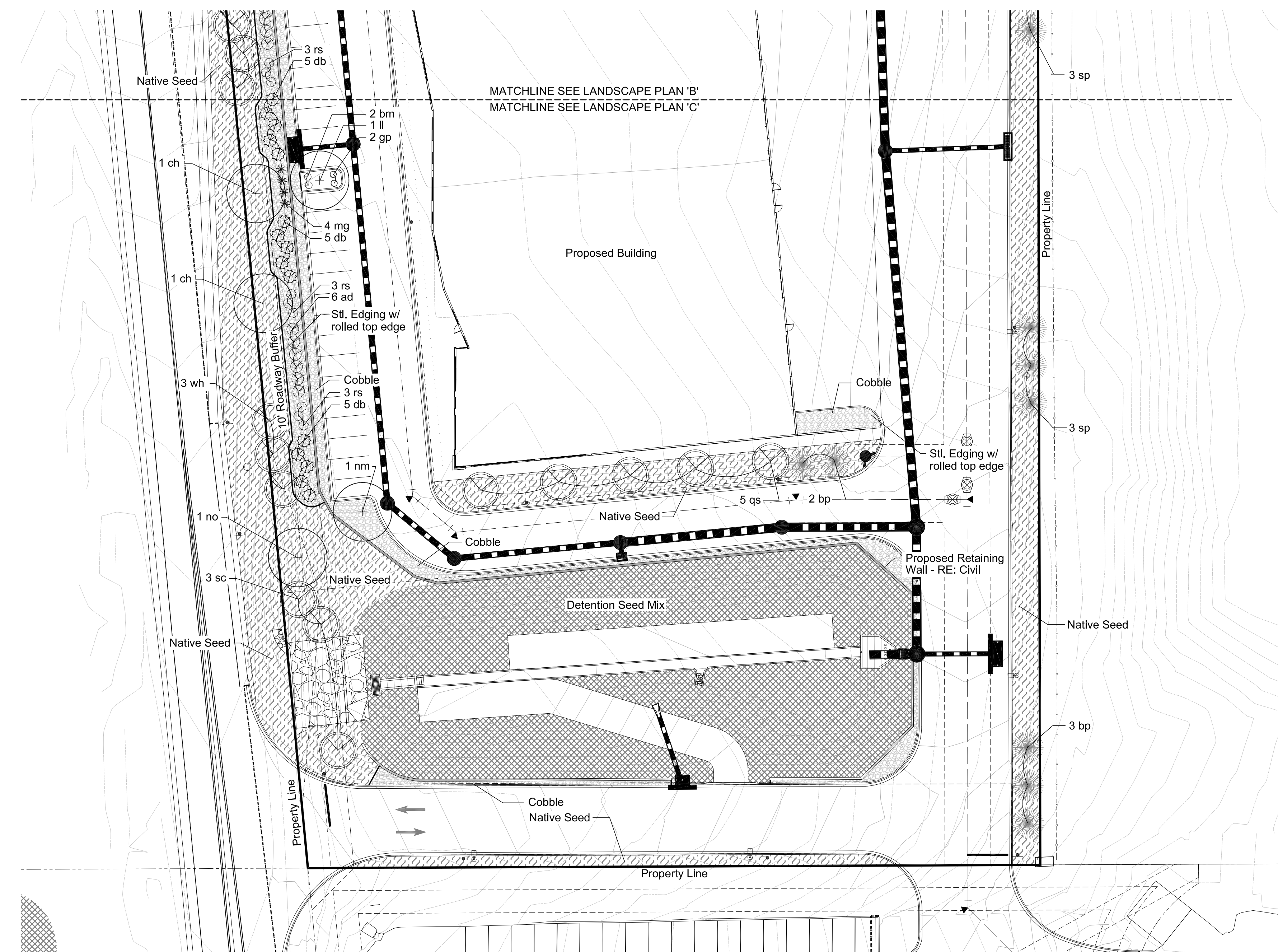
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SHEETS
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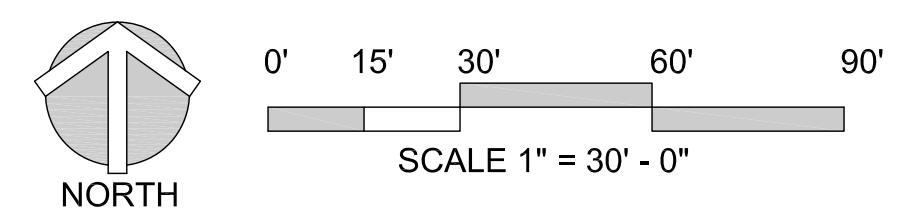
SHEET
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SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



LANDSCAPE PLAN 'A'



LANDSCAPE LEGEND:

DECIDUOUS TREE

ORNAMENTAL TREE

EVERGREEN TREE

SHRUB

ORNAMENTAL GRASS / PERENNIAL

NATIVE SEED MIX NON-IRRIGATED		% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.

DETENTION SEED MIX		% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	20%	1.5 LBS.
SAND DROPSEED	SPOROBOLUS CYRPTANDRUS	20%	0.20 LBL.
SWITCHGRASS	PANICUM VIRGATUM	20%	3.2 LBS.
SIDEOATS GRAMA	BOUTELOUA CURIPENDULA	15%	4.7 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	5.5 LBS.
GREEN NEEDLEGRASS	NASELLA VIRIDULA	10%	3.3 LBS.

4"-8" ROUND COBBLE OVER FILTER FABRIC

2"-4" ROUND COBBLE OVER FILTER FABRIC

STEEL EDGING w/ ROLLED TOP EDGE

RETAINING WALL - RE: CIVIL

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
phone. 303.808.4523

PCD FILE NO: PPR2329

REVISIONS		DATE	DESCRIPTION
BY	10/23/23	RESUBMITTAL	

DRAWN: sdw
CHECKED: jah
DESIGNED: sdw
FILENAME:

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
LANDSCAPE PLAN 'C'

architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.738.8877 F: 303.738.2294
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DATE 07/28/2023
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SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (⅔) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (⅓) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE ⅜ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
20. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

SOIL ANALYSIS CONTRACTOR REQUIREMENT

"THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL."

SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.

PLANT MATERIAL SCHEDULE:

SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREES						
	2	nm	NORWAY MAPLE	ACER PLATANOIDES	1 1/2" CAL.	B & B
	3	aj	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	1 1/2" CAL.	B & B
	5	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	1 1/2" CAL.	B & B
	3	ih	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	1 1/2" CAL.	B & B
	6	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	1 1/2" CAL.	B & B
	3	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	1 1/2" CAL.	B & B
	5	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	1 1/2" CAL.	B & B
	2	no	NORTHERN RED OAK	QUERCUS RUBRA	1 1/2" CAL.	B & B
	2	ll	LITTLELEAF LINDEN	TILIA CORDATA	1 1/2" CAL.	B & B
	4	eo	ENGLISH OAK	QUERCUS ROBUR	1 1/2" CAL.	B & B
ORNAMENTAL TREES						
	3	wh	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	1" CAL.	B & B
	6	rc	RADIANT CRABAPPLE	MALAU 'RADIANT'	1" CAL.	B & B
	6	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW' '	1" CAL.	B & B
	3	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	1" CAL.	B & B
	11	qs	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	1" CAL.	B & B
EVERGREEN TREES						
	3	pe	PINON PINE	PINUS EDULIS	6' HT.	B & B
	11	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B
	5	pp	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	B & B.
	6	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B
	5	bp	BOSNIA PINE	PINUS HELDREICHII	6' HT.	B & B
SHRUBS						
	2	ks	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.
	20	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.
	4	fs	GOLD FLAME SPIREA	SPIREA JAPONICA 'GOLDFLAME'	5 GAL.	CONT.
	8	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.
	26	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.
	67	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.
	61	rs	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL.	CONT.
	40	ad	ARCTIC FIRE DOGWOOD	CORNUS STOLONIFERA 'FARROW'	5 GAL.	CONT.
	4	dn	DWARF NINEBARK	PHYSOCARPUS-OPULIFOLIUS 'NANUS'	5 GAL.	CONT.
ORNAMENTAL GRASSES						
	27	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	CONT.
	12	fg	MEXICAN FEATHER GRASS	NESSELLA TENUISSIMA	1 GAL.	CONT.

Roadway Buffer

MONUMENT HILL ROAD NON-ARTERIAL	REQUIRED ROADWAY BUFFER	PROVIDED ROADWAY BUFFER	REQUIRED TREES 1 TREE / 30 LN.FT.	PROVIDED TREES
1,175 LN.FT.	10 FEET	10 FEET	40	40

Internal Landscaping

SITE AREA	INTERNAL LANDSCAPE AREA REQUIRED - (%)	INTERNAL LANDSCAPE AREA PROVIDED	REQUIRED TREES 1 TREE / 500 SF	PROVIDED TREES
505,679 SF.	25,284 SF.	115,434 SF.	51	54

STACKlot

5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
phone. 303.808.4523

PCD FILE NO: PPR2329

REVISIONS		DESCRIPTION
BY	DATE	RESUBMITTAL
	10/23/23	

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sdw
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FILENAME

SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

LANDSCAPE NOTES



architecture

planning

interiors

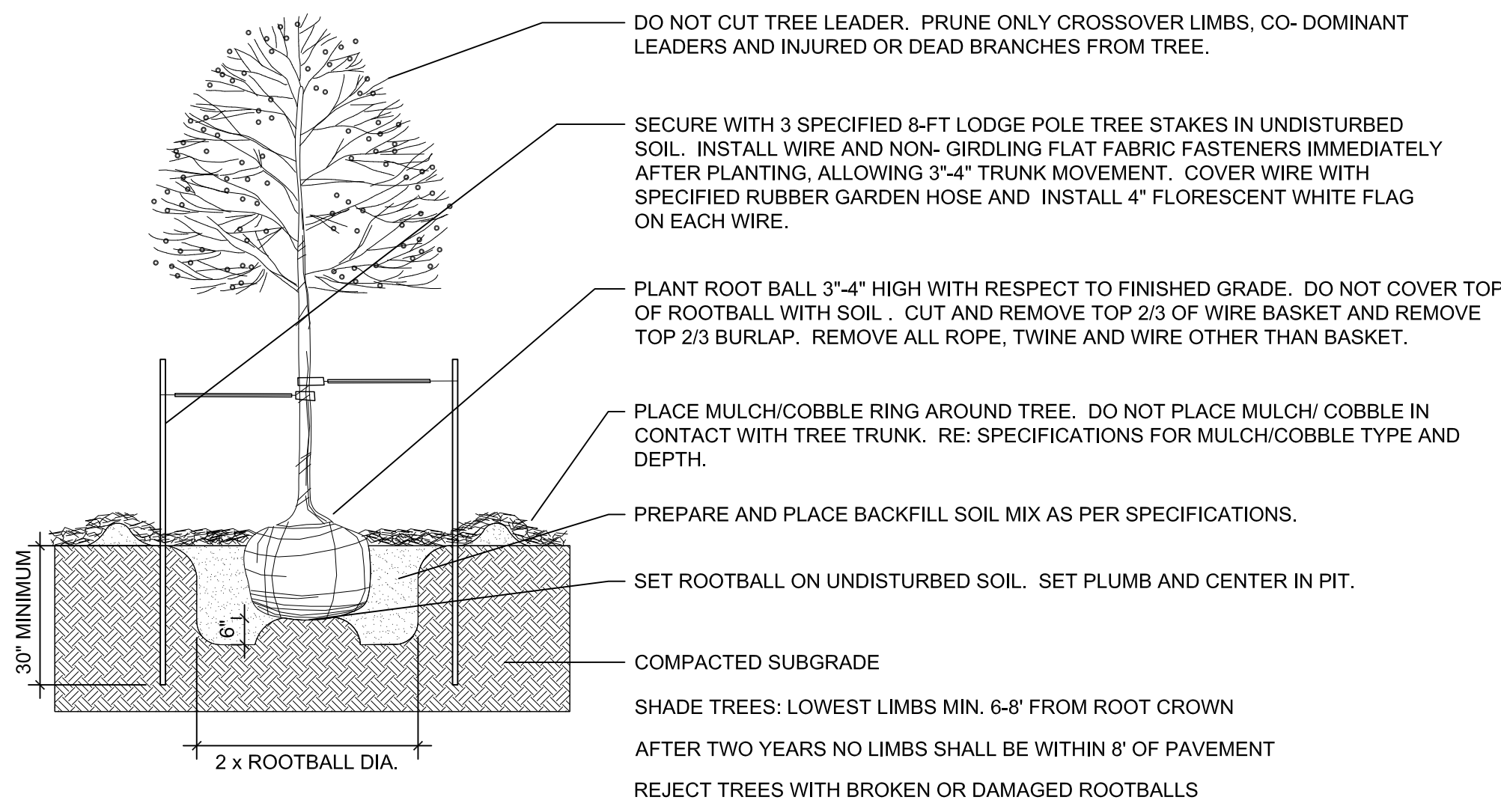
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SHEETS	SHEET
20	12

SITE DEVELOPMENT PLAN

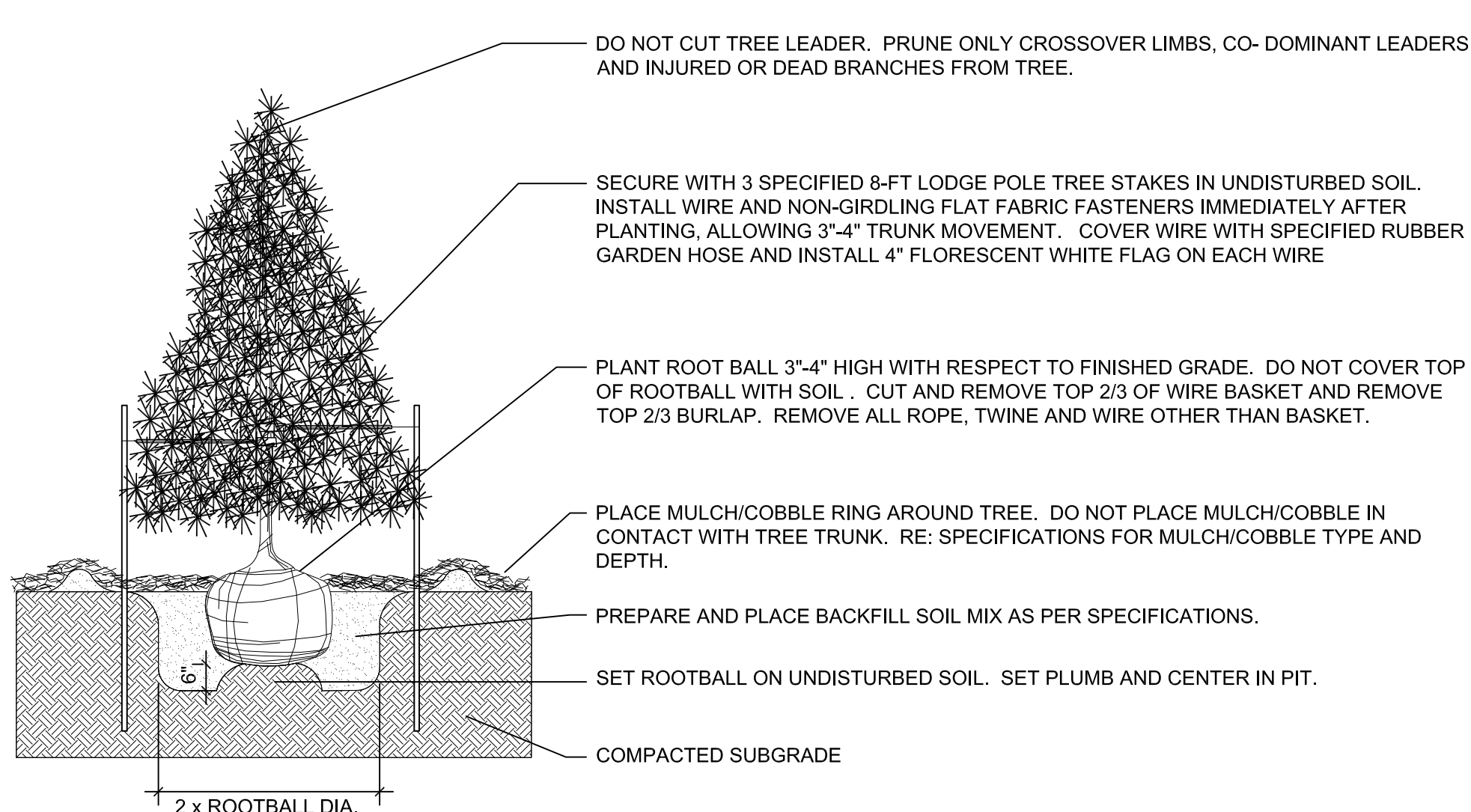
THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



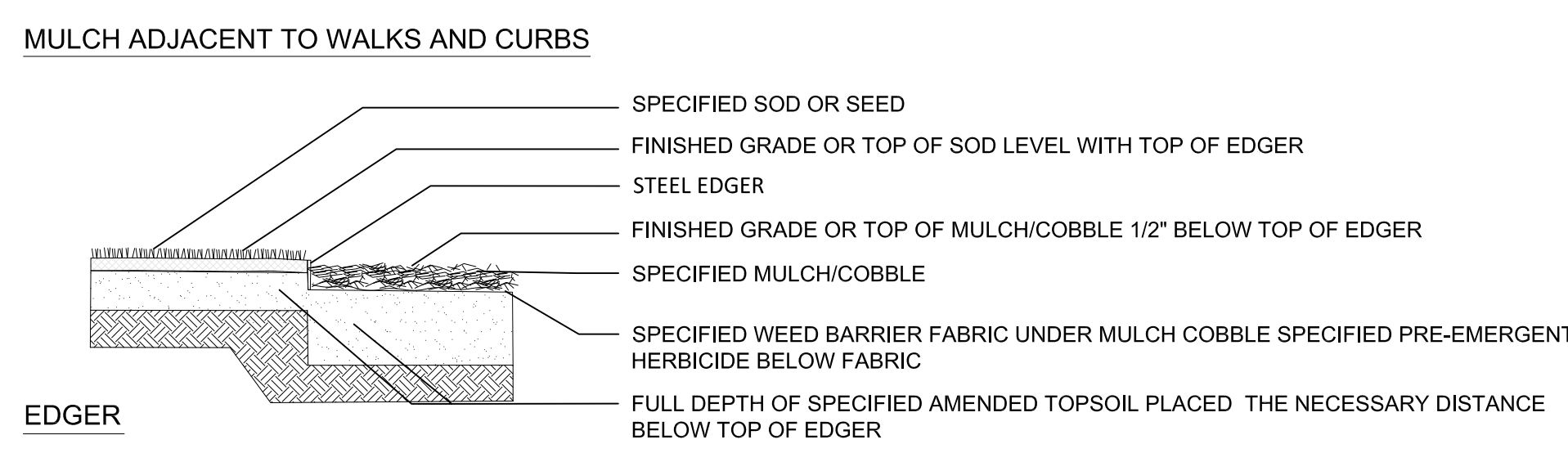
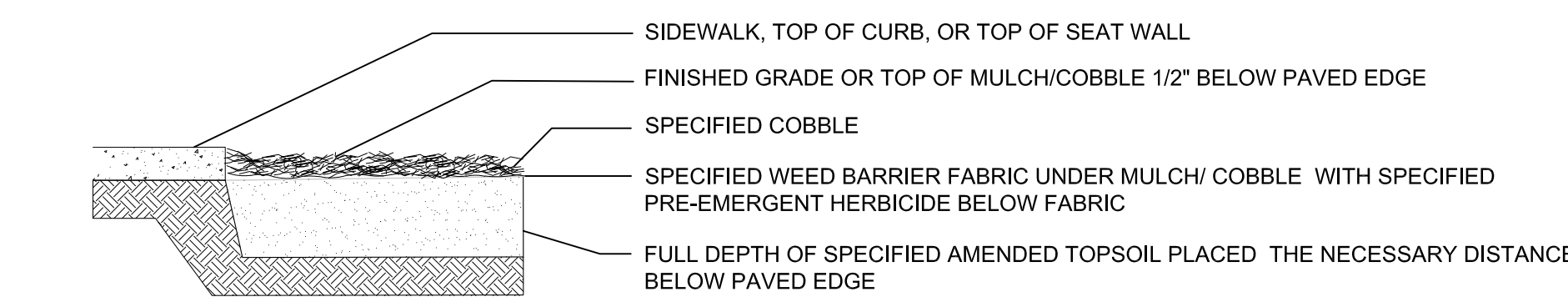
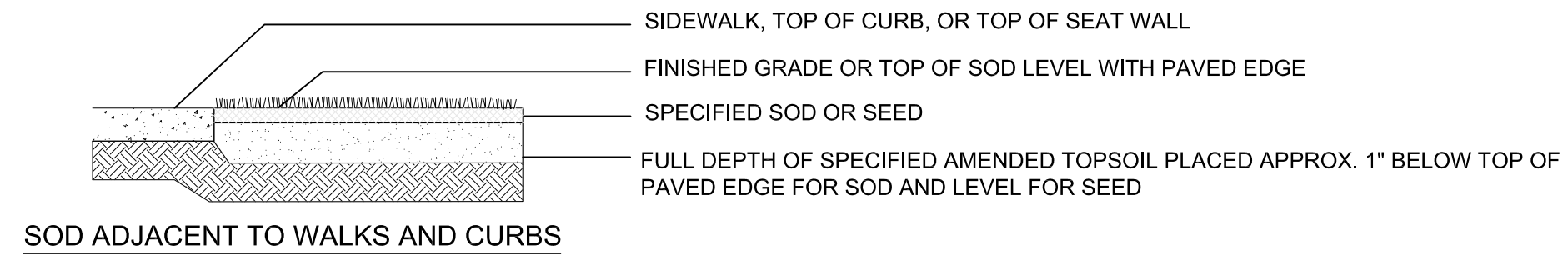
1 DECIDUOUS TREE

NOT TO SCALE



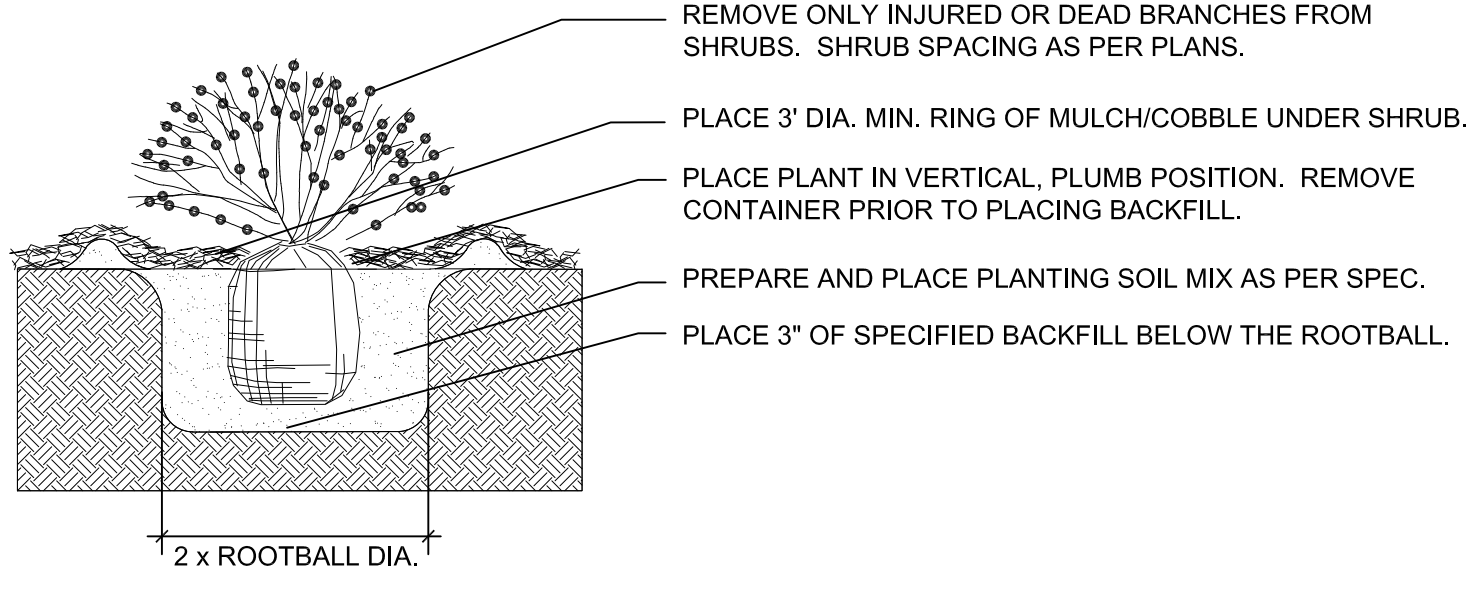
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

STACK **Lot**

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phone. 303.808.4523

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BY	DATE
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SITE DEVELOPMENT PLAN	LANDSCAPE DETAILS
THE ROCK COMMERCE CENTER	

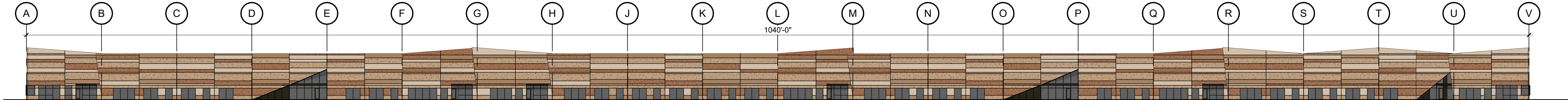


architecture	planning	interiors
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SHEETS	20	SHEET 13

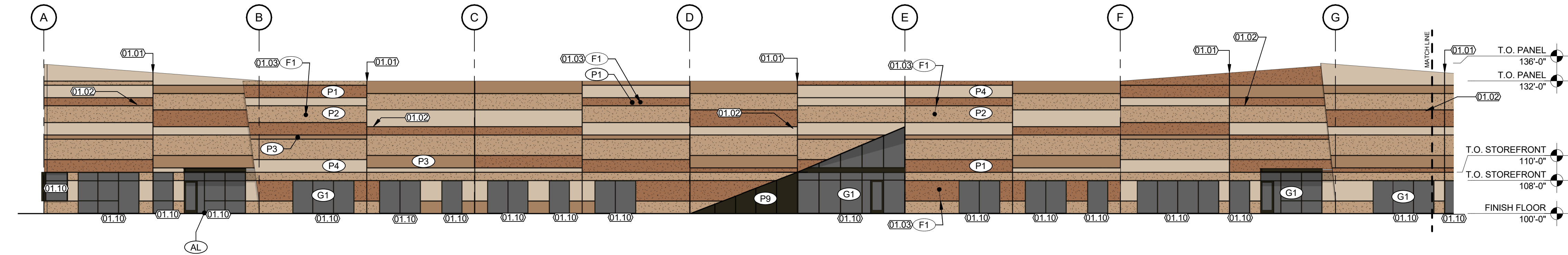
SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

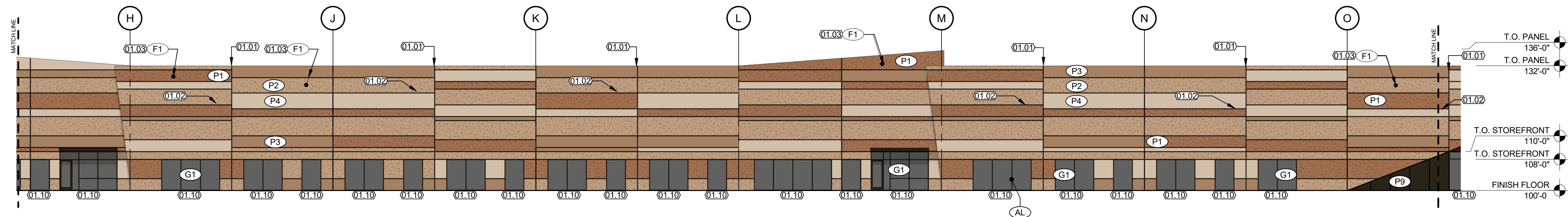
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



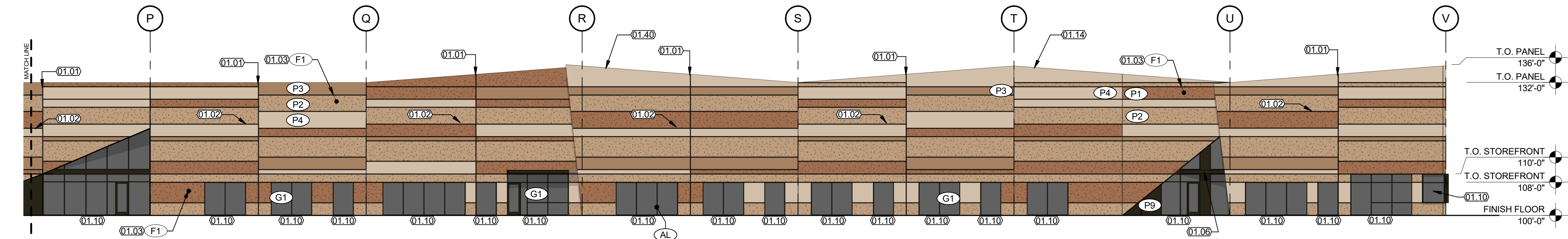
1 OVERALL WEST ELEVATION
SCALE: 1" = 40'-0"



2 ENLARGED WEST ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



3 ENLARGED WEST ELEVATION - MID
SCALE: 1/16" = 1'-0"



4 ENLARGED WEST ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
01.02 3/4" x 2 1/4" REVEAL, PAINTED.
01.03 US FORMLINER 2/156 STEINWALD.
01.06 STEEL CHANNEL ENTRY CANOPY TO ATTACH TO CONC. TILT-UP WALL WITH T.S. SUPPORTS, PAINTED.
01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
01.40 PREFINISHED METAL CAP FLASHING, TYP @ ALL CONCRETE PANELS.

EXTERIOR FINISH LEGEND

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
P1	EXTERIOR PAINT		GLIDDEN #50YR 18/223 "SOFT COPPER"	MEDIUM TEXTURE @ CONC. PANEL
F1	CONCRETE TILT UP ACCENT		US FORMLINER	2/156 STEINWALD ROCK PATTERN
P2	EXTERIOR PAINT		GLIDDEN #10YY 41/175 "HIGHLAND PLAINS"	MEDIUM TEXTURE @ CONC. PANEL
P3	EXTERIOR PAINT		GLIDDEN #20YY 33/145 "DEACON'S BENCH"	MEDIUM TEXTURE @ CONC. PANEL
P4	EXTERIOR PAINT		GLIDDEN #20YY 51/098 "LEGEND TAN"	MEDIUM TEXTURE @ CONC. PANEL
P5	EXTERIOR PAINT		GLIDDEN #30YY 46/036 "ZEPPELIN"	MEDIUM TEXTURE @ CONC. PANEL
F2	CONCRETE TILT UP ACCENT		US FORMLINER	2/75 KOCHER - HORIZONTAL
P6	EXTERIOR PAINT		GLIDDEN #30YY 33/047 "OLD MONTEREY"	MEDIUM TEXTURE @ CONC. PANEL
P7	EXTERIOR PAINT		GLIDDEN #30YY 20/029 "MANSARD STONE"	MEDIUM TEXTURE @ CONC. PANEL
P8	EXTERIOR PAINT		GLIDDEN #30YY 10/038 "FOREST BLACK"	MEDIUM TEXTURE @ CONC. PANEL
P9	EXTERIOR PAINT		GLIDDEN #30YY 05/044 "THE DARK SIDE"	MEDIUM TEXTURE @ CONC. PANEL
G1	GLAZING		VITRO GLASS - SOLARGRAY	
AL	STOREFRONT FRAME		DARK BRONZE	

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REVISIONS	DESCRIPTION
DATE	RESUBMITTAL
10/20/2023	
BY	

DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	XX-XXXX

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
EXTERIOR ELEVATIONS

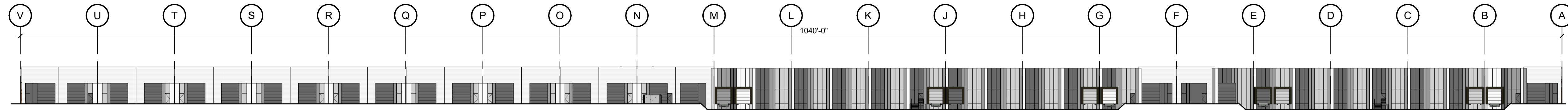


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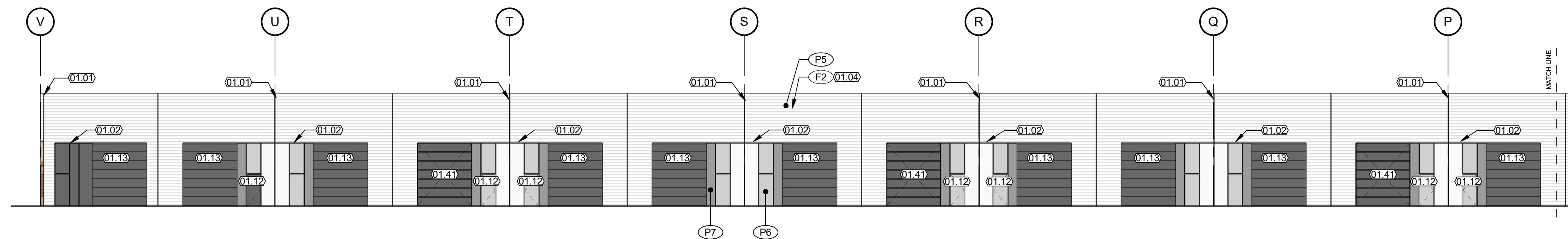
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SCALE	AS SHOWN
DATE	07/28/2023
SHEETS	20
SHEET	14

SITE DEVELOPMENT PLAN THE ROCK COMMERCE CENTER

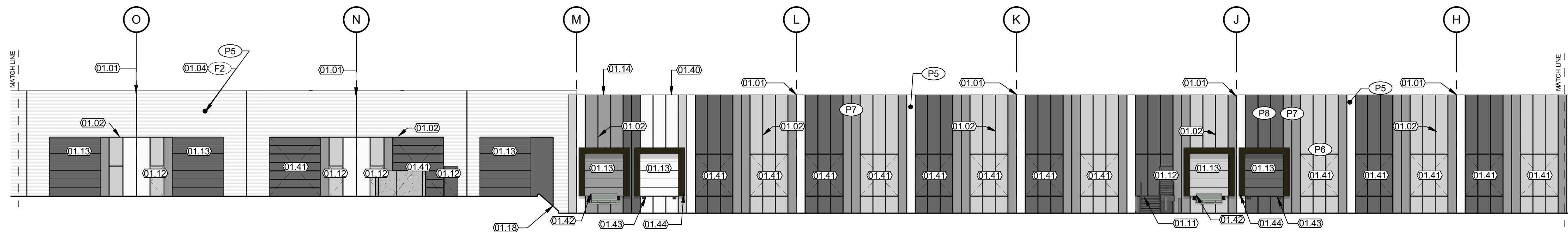
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
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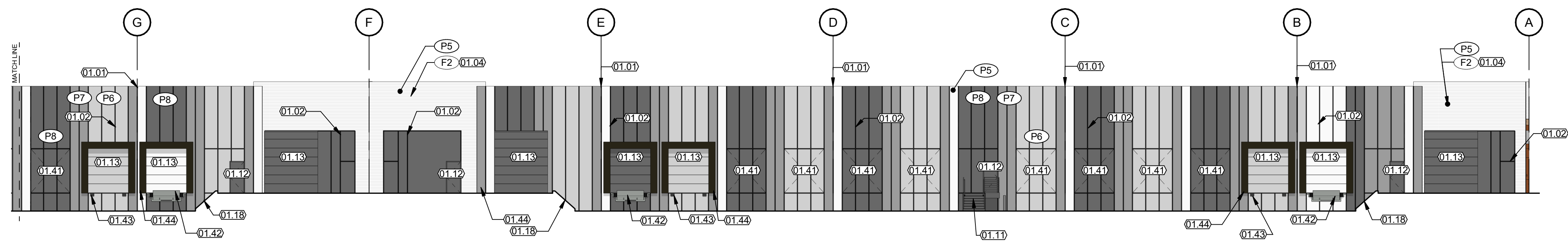
1 OVERALL EAST ELEVATION



2 ENLARGED EAST ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



3 ENLARGED EAST ELEVATION - MID
SCALE: 1/16" = 1'-0"
















4 ENLARGED EAST ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
- 01.02 3/4" x 2 1/4" REVEAL, PAINTED.
- 01.04 US FORMLINER 2/75 KOCHER - ORIENTATION HORIZONTAL.
- 01.11 EXTERIOR STEEL STAIRS, LANDING, GUARDRAIL & HANDRAILS. TREAD & LANDING TO BE 1" DEEP OPEN GRATING WITH LONG DIM. PERP. TO PATH OF TRAVEL. GUARDRAIL TO BE 1 1/2"Ø x 42"H. WITH 1 1/2"Ø x 34"H. HANDRAIL, PAINTED.
- 01.12 INSULATED H.M. MAN DOOR, PAINT TO MATCH ADJACENT WALL SURFACE COLOR & FINO
- 01.13 INSULATED STEEL O.H. DOOR, PAINTED - SEE FINISH LEGEND.
- 01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
- 01.18 SLOPING CONCRETE RETAINING WALL.
- 01.40 PREFINISHED METAL CAP FLASHING, TYP. @ ALL CONCRETE PANELS.
- 01.41 AREA TO BE KNOCK-OUT FOR FUTURE DOCK DOOR, PROVIDE 1 1/2" DEEP RECESS. TYPICAL 3/4" x 2 1/4" REVEALS WITHIN RECESS TO PROVIDE THE O.H. DOOR APPEARANCE.
- 01.42 6" x 8" DOCK LEVELER
- 01.43 DOCK BUMPER, TYP. @ DOCK LEVELER
- 01.44 DOCK SEAL, TYP. @ DOCK HEIGHT O.H. DOORS

EXTERIOR FINISH LEGEND

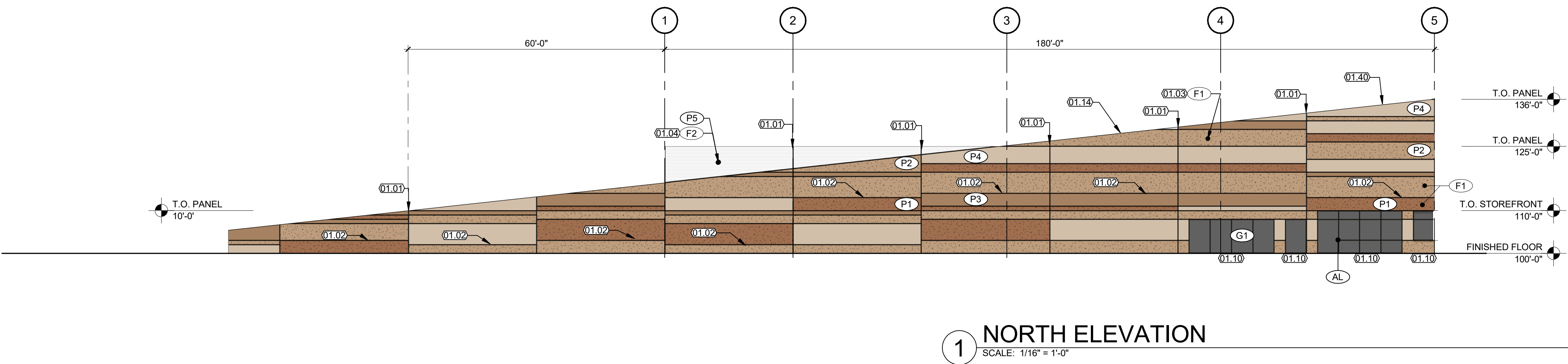
KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
P1	EXTERIOR PAINT		GLIDDEN #50YR 18/223 "SOFT COPPER"	MEDIUM TEXTURE @ CONC. PANEL
F1	CONCRETE TILT UP ACCENT		US FORMLINER	2/156 STEINWALD ROCK PATTERN
P2	EXTERIOR PAINT		GLIDDEN #10YY 41/175 "HIGHLAND PLAINS"	MEDIUM TEXTURE @ CONC. PANEL
P3	EXTERIOR PAINT		GLIDDEN #20YY 33/145 "DEACON'S BENCH"	MEDIUM TEXTURE @ CONC. PANEL
P4	EXTERIOR PAINT		GLIDDEN #20YY 51/098 "LEGEND TAN"	MEDIUM TEXTURE @ CONC. PANEL
P5	EXTERIOR PAINT		GLIDDEN #30YY 46/036 "ZEPPELIN"	MEDIUM TEXTURE @ CONC. PANEL
F2	CONCRETE TILT UP ACCENT		US FORMLINER	2/75 KOCHER - HORIZONTAL
P6	EXTERIOR PAINT		GLIDDEN #30YY 33/047 "OLD MONTEREY"	MEDIUM TEXTURE @ CONC. PANEL
P7	EXTERIOR PAINT		GLIDDEN #30YY 20/029 "MANSARD STONE"	MEDIUM TEXTURE @ CONC. PANEL
P8	EXTERIOR PAINT		GLIDDEN #30YY 10/038 "FOREST BLACK"	MEDIUM TEXTURE @ CONC. PANEL
P9	EXTERIOR PAINT		GLIDDEN #30YY 05/044 "THE DARK SIDE"	MEDIUM TEXTURE @ CONC. PANEL
G1	GLAZING		VITRO GLASS - SOLARGRAY	
AL	STOREFRONT FRAME		DARK BRONZE	

PCD FILE NO: PPR2329

SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

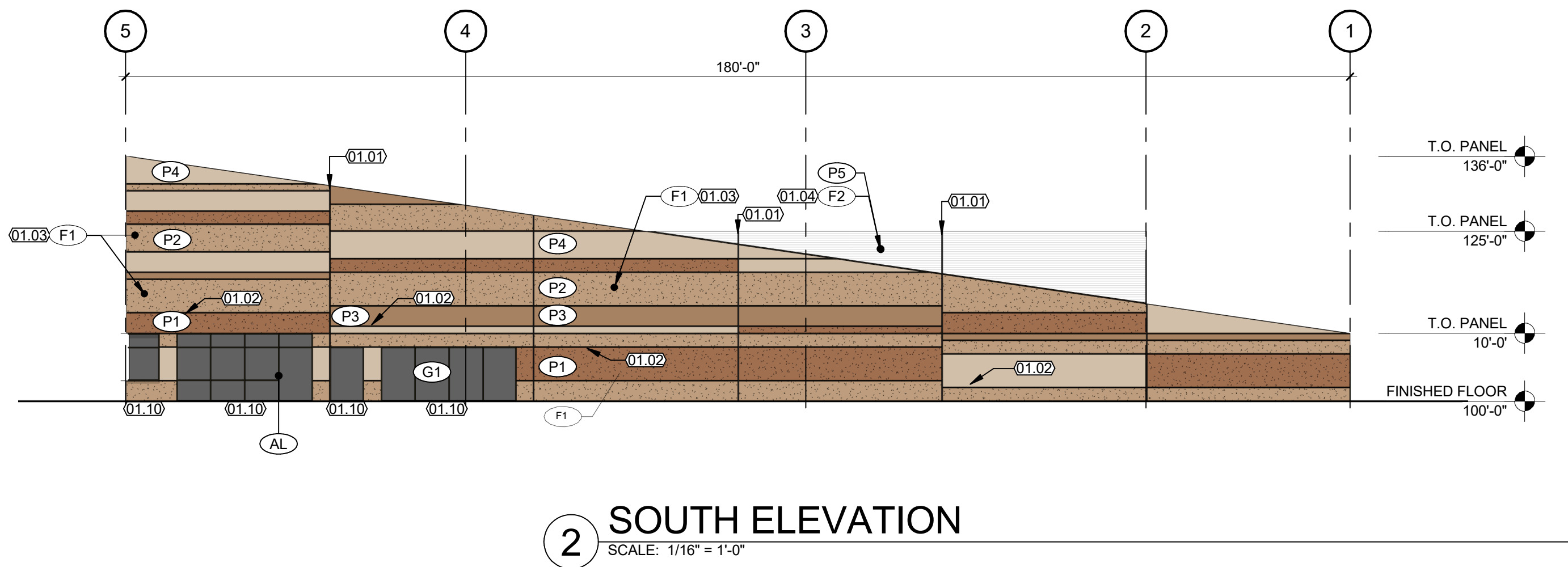
A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
- 01.02 3/4" x 2 1/4" REVEAL, PAINTED.
- 01.03 US FORMLINER 2/156 STEINWALD.
- 01.04 US FORMLINER 2/75 KOCHER - ORIENTATION HORIZONTAL.
- 01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM. SEE FINISH LEGEND.
- 01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
- 01.40 PREFINISHED METAL CAP FLASHING, TYP @ ALL CONCRETE PANELS.



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND				
KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
P1	EXTERIOR PAINT		GLIDDEN #50YR 18/223 "SOFT COPPER"	MEDIUM TEXTURE @ CONC. PANEL
F1	CONCRETE TILT UP ACCENT		US FORMLINER	2/156 STEINWALD ROCK PATTERN
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P9	EXTERIOR PAINT		GLIDDEN #30YY 05/044 "THE DARK SIDE"	MEDIUM TEXTURE @ CONC. PANEL
G1	GLAZING		VITRO GLASS - SOLARGRAY	
AL	STOREFRONT FRAME		DARK BRONZE	

REVISIONS		DATE	DESCRIPTION
BY	CBW	10/20/2023	RESUBMITTAL

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DESIGNED	KS
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SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
EXTERIOR ELEVATIONS



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SHEETS	20
SHEET	16

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SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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2 NORTH END CAP PERSPECTIVE

SCALE: 1/2" = 1'-0"



1 SOUTH TENANT PERSPECTIVE

SCALE: 1/2" = 1'-0"

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DATE	BY	DESCRIPTION
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SITE DEVELOPMENT PLAN	EXTERIOR PERSPECTIVES
THE ROCK COMMERCE CENTER	



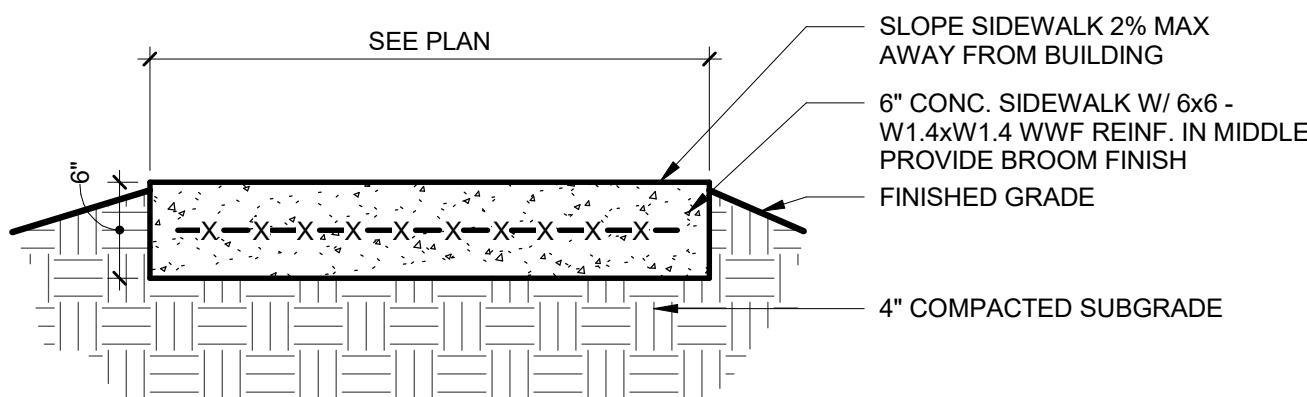
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SCALE	AS SHOWN
DATE	07/28/2023
SHEETS	SHEET
20	17

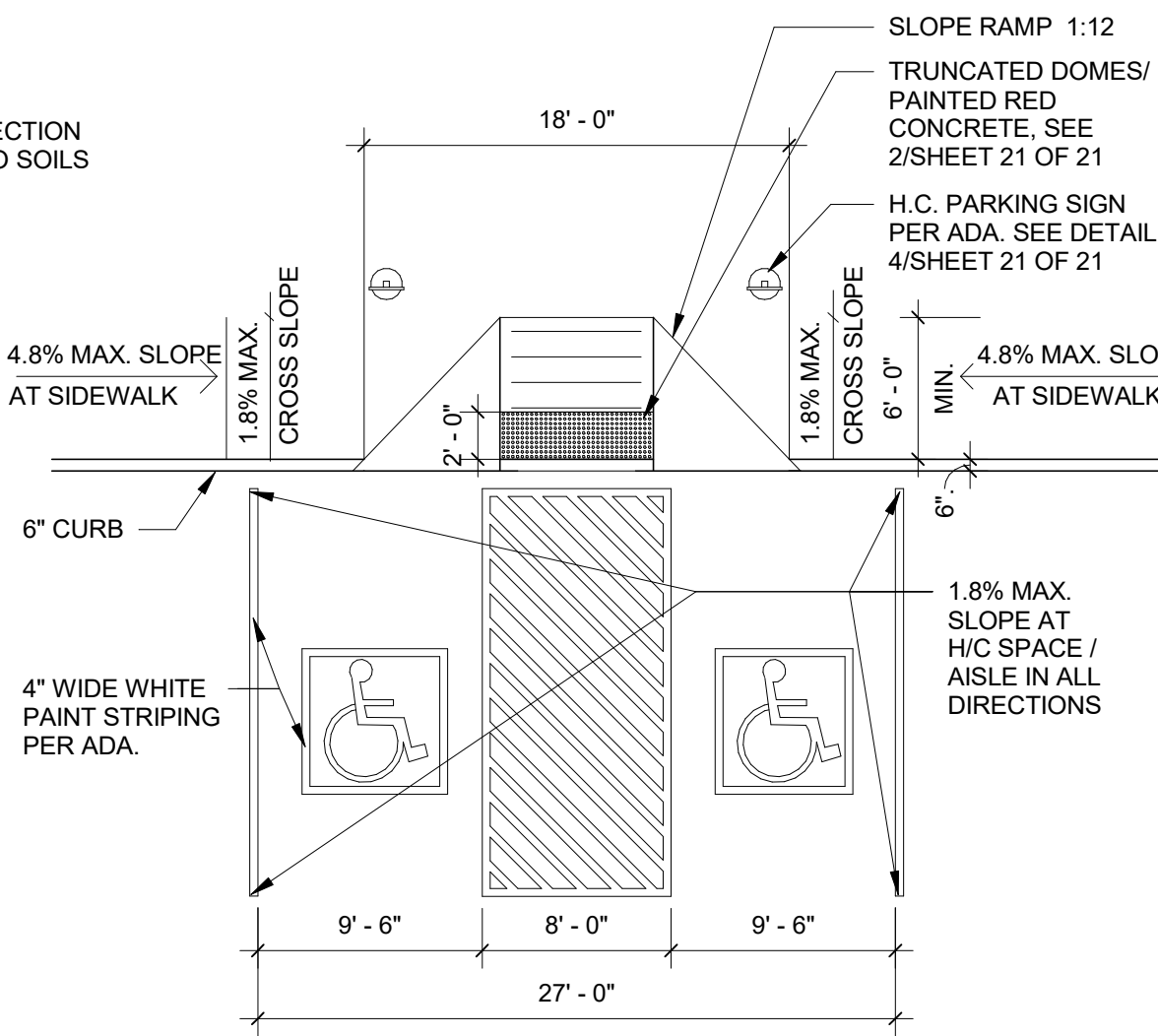
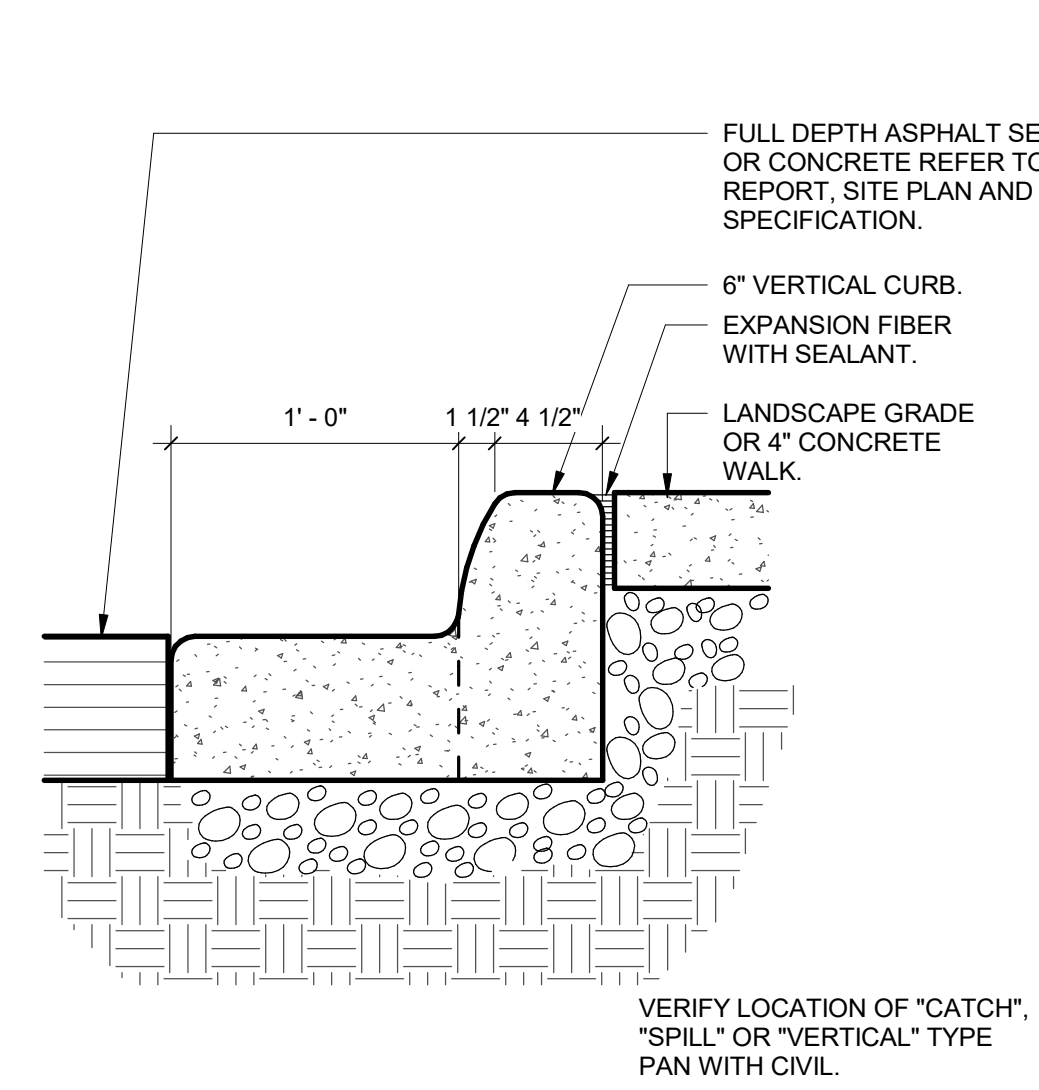
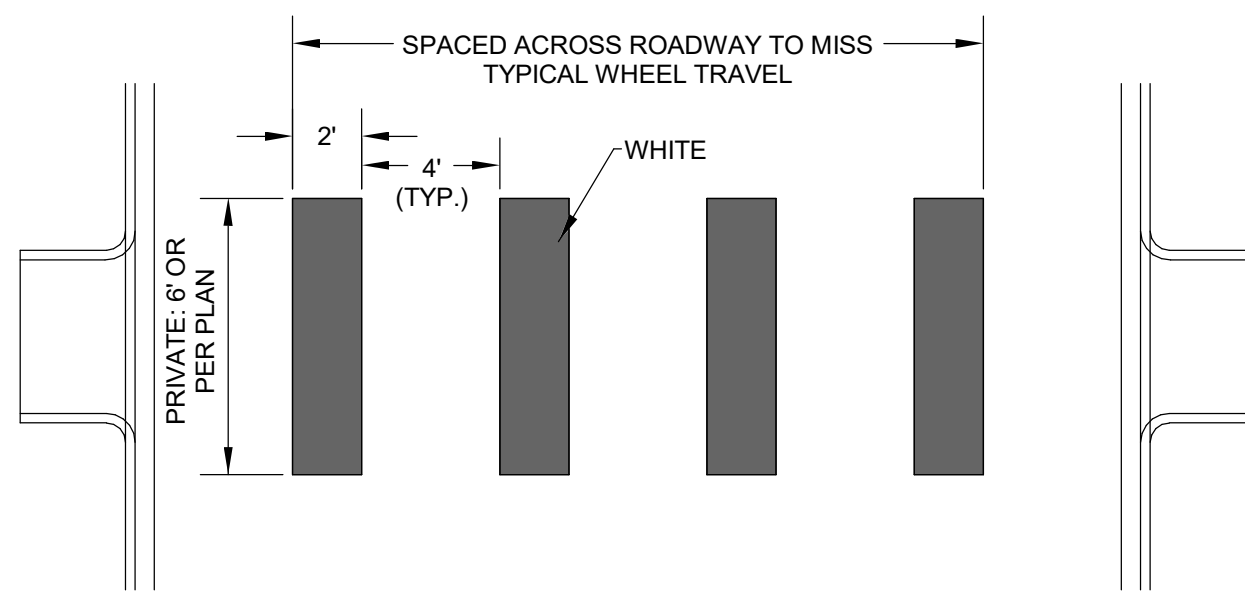
SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
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NOTE: PROVIDE HAND TOOLED TRANSVERSE & LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX., 3/8" EXPANSION JOINTS @ 25'-0" O.C. MAX.

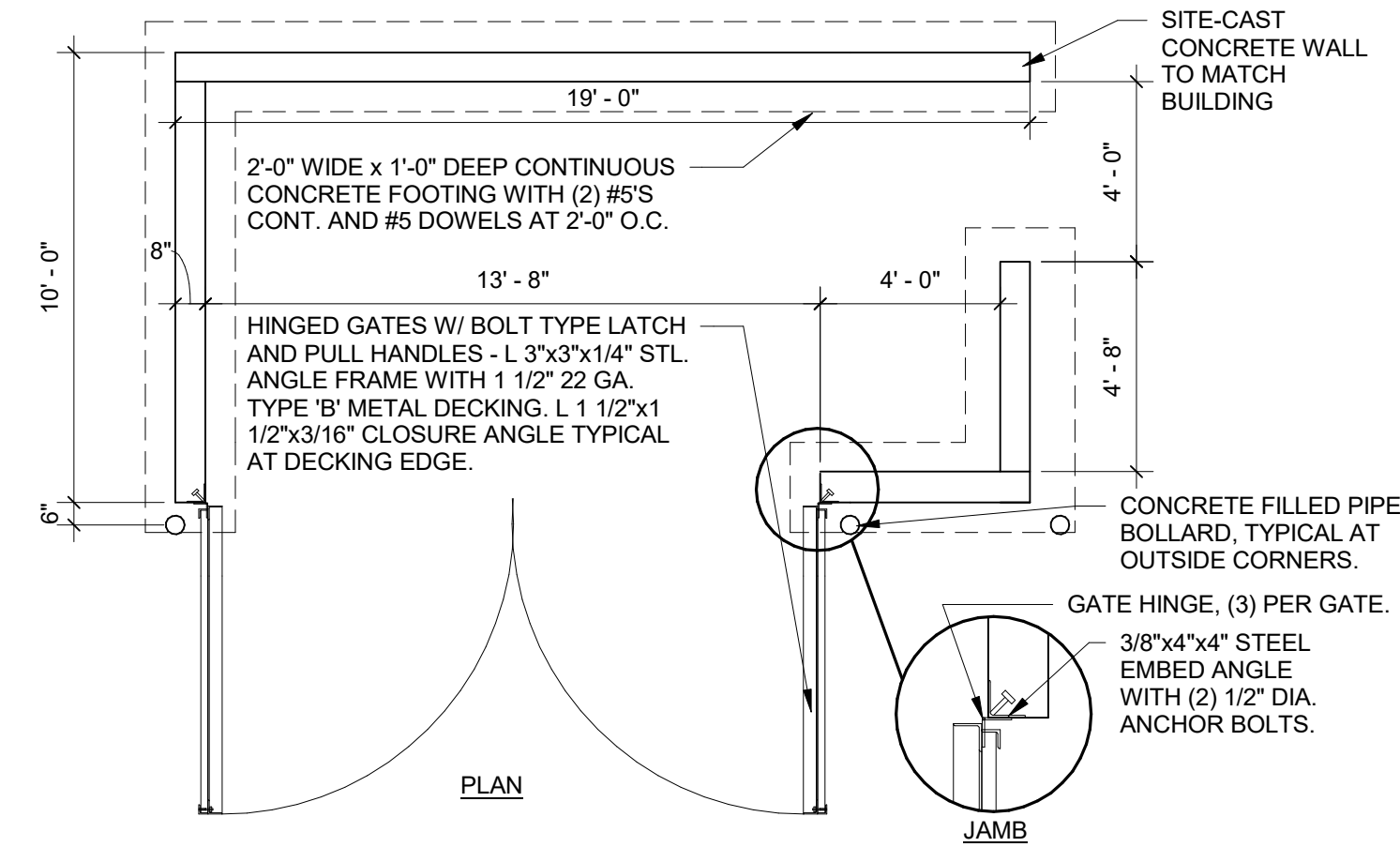


12 EXTERIOR CONC. SIDEWALK
SCALE: 1" = 1'-0"

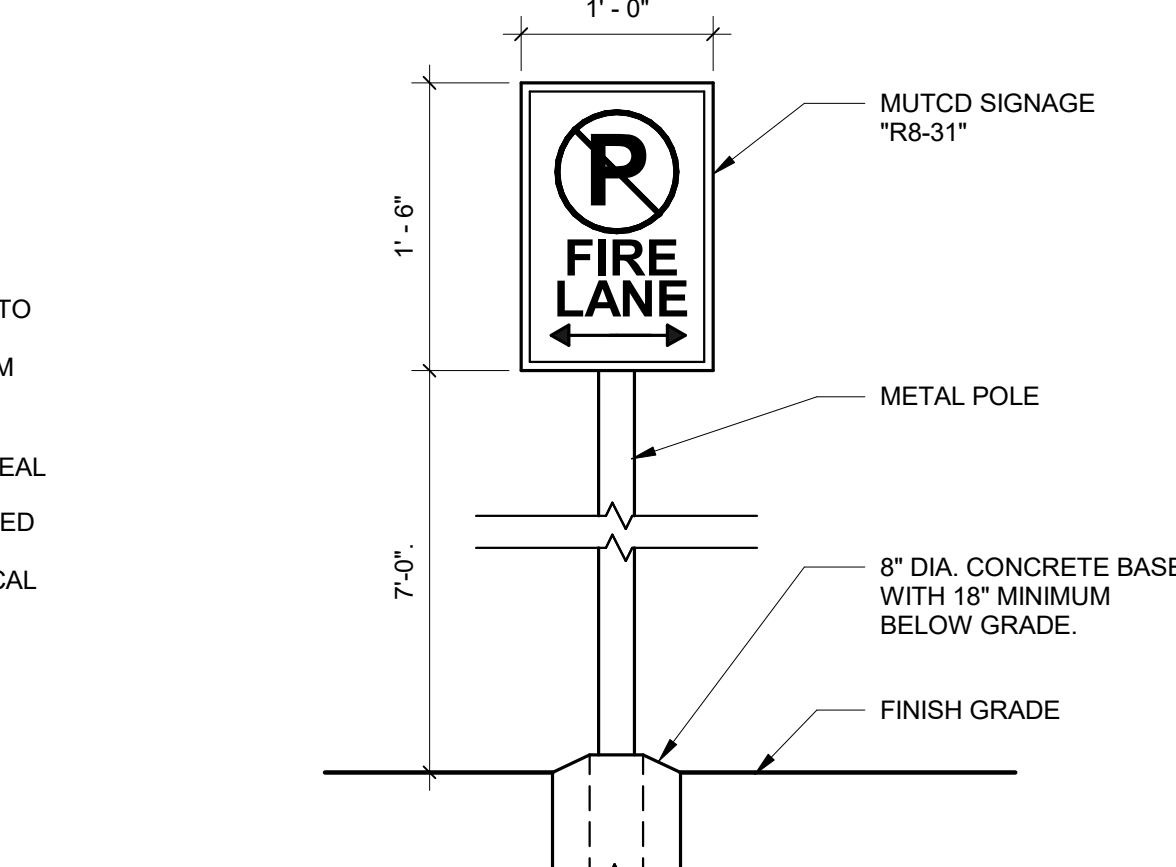
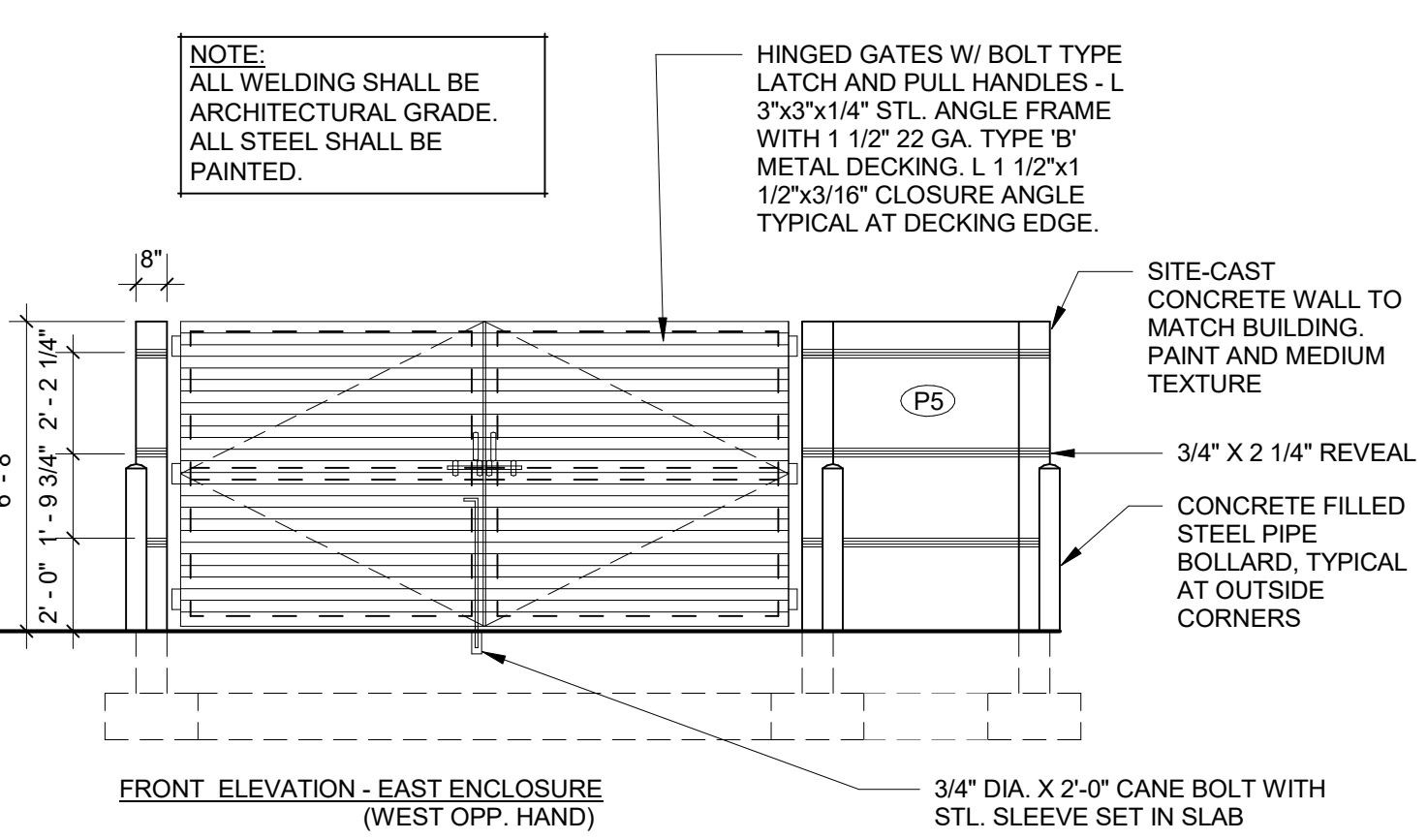
9 CROSS WALK STRIPING DETAIL
SCALE: 12" = 1'-0"

6 CURB DETAIL
SCALE: 1 1/2" = 1'-0"

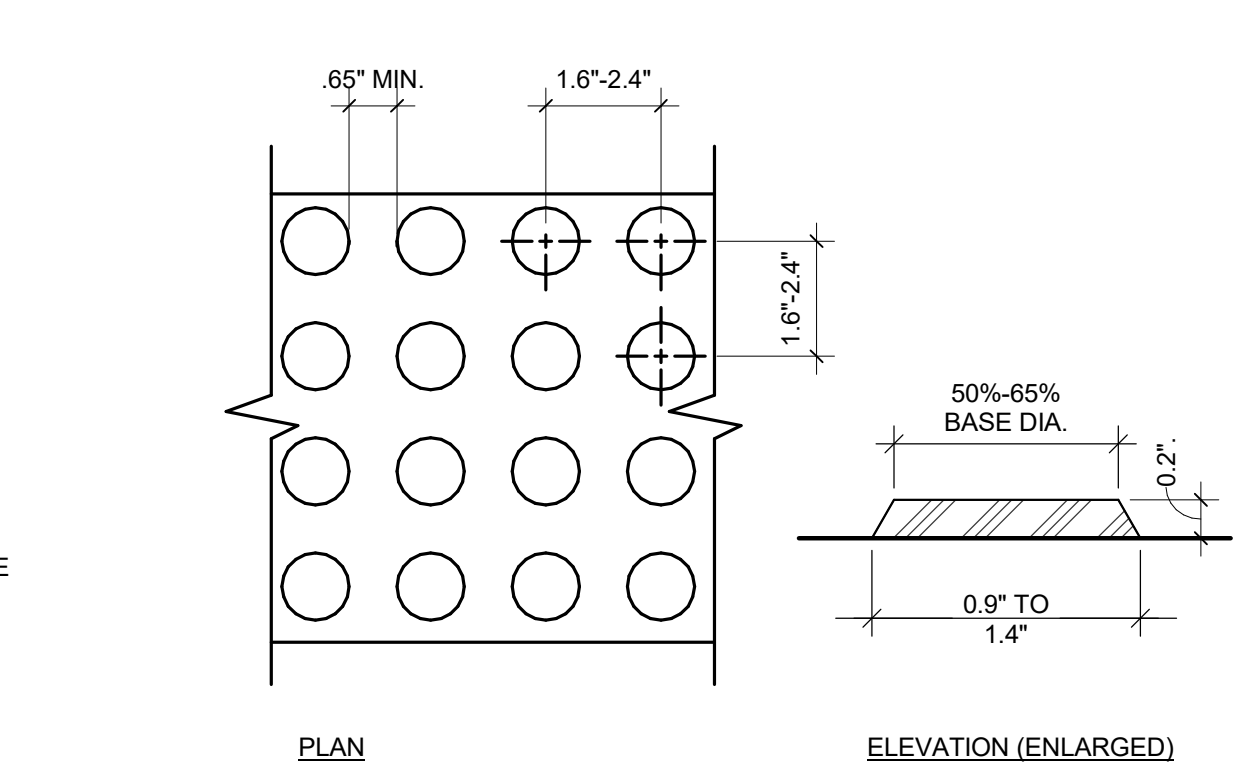
3 ACCESSIBLE PARKING ENLARGED PLAN
SCALE: 1/8" = 1'-0"



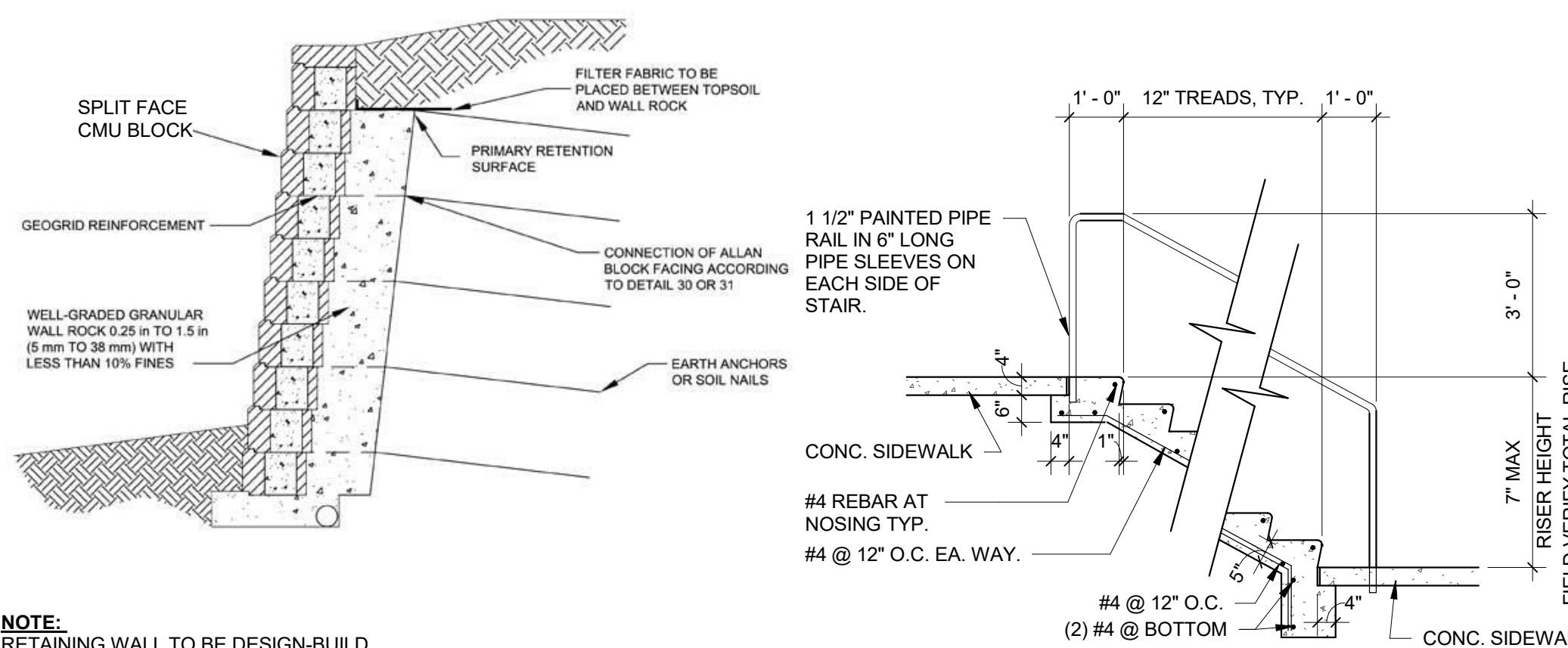
11 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



5 FIRE LANE SIGN DETAIL
SCALE: 1" = 1'-0"

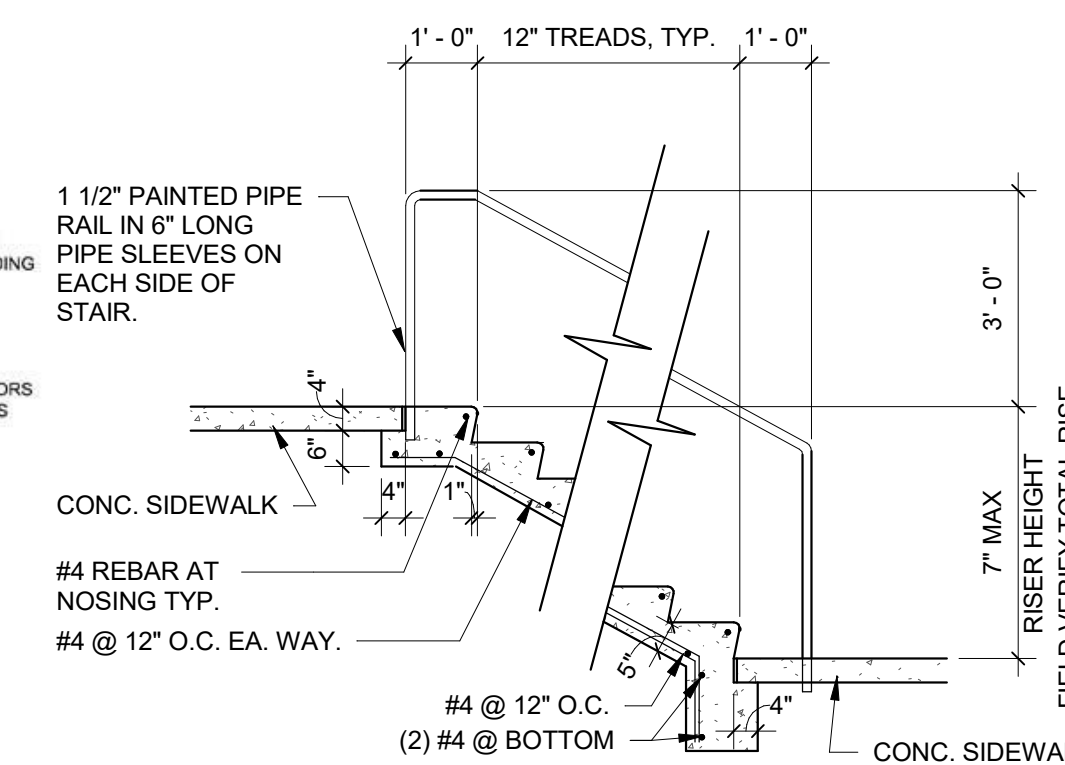


2 TRUNCATED DOME SIZING & SPACING
SCALE: 3" = 1'-0"

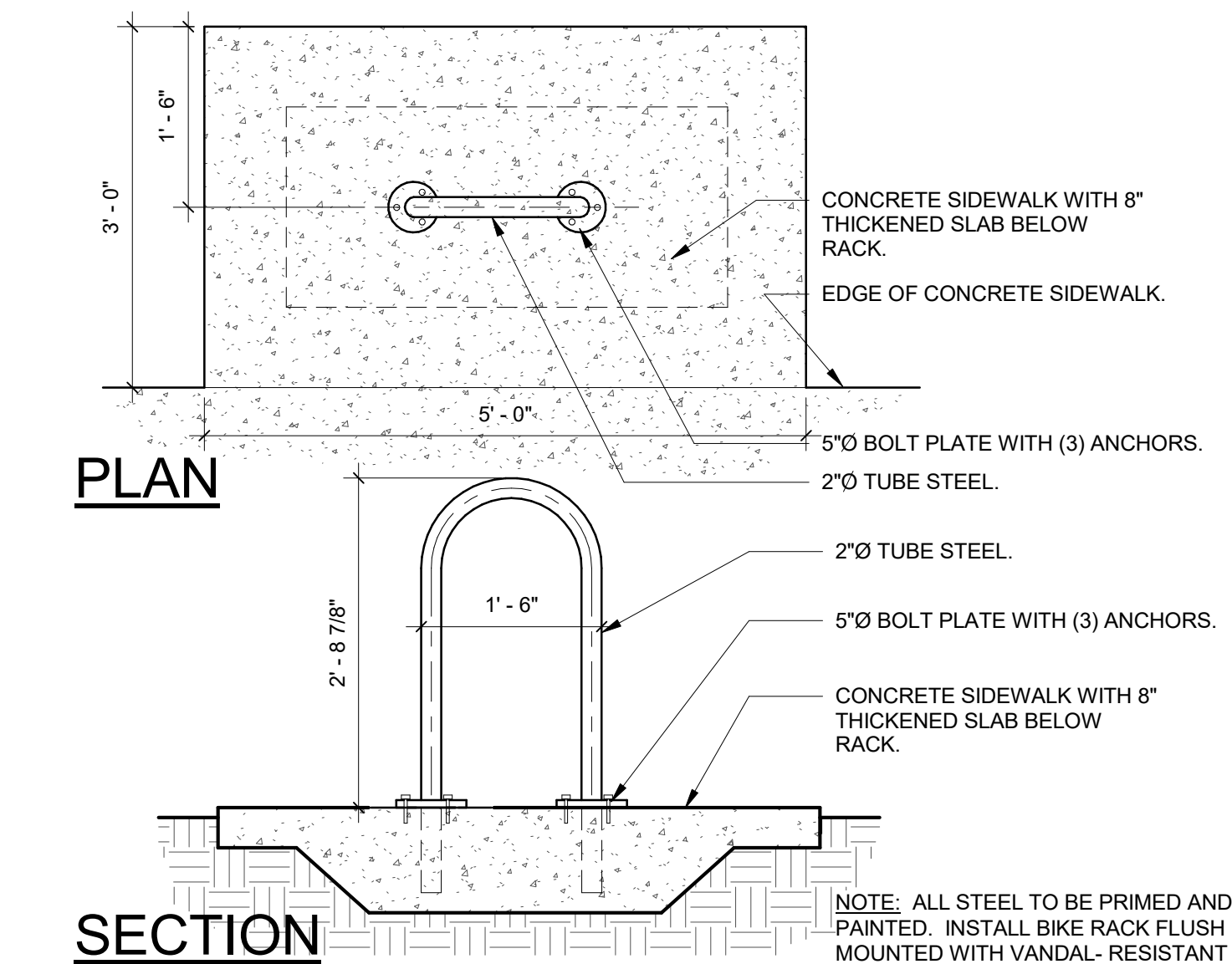


NOTE: RETAINING WALL TO BE DESIGN-BUILD AND WILL REQUIRE A BUILDING PERMIT.

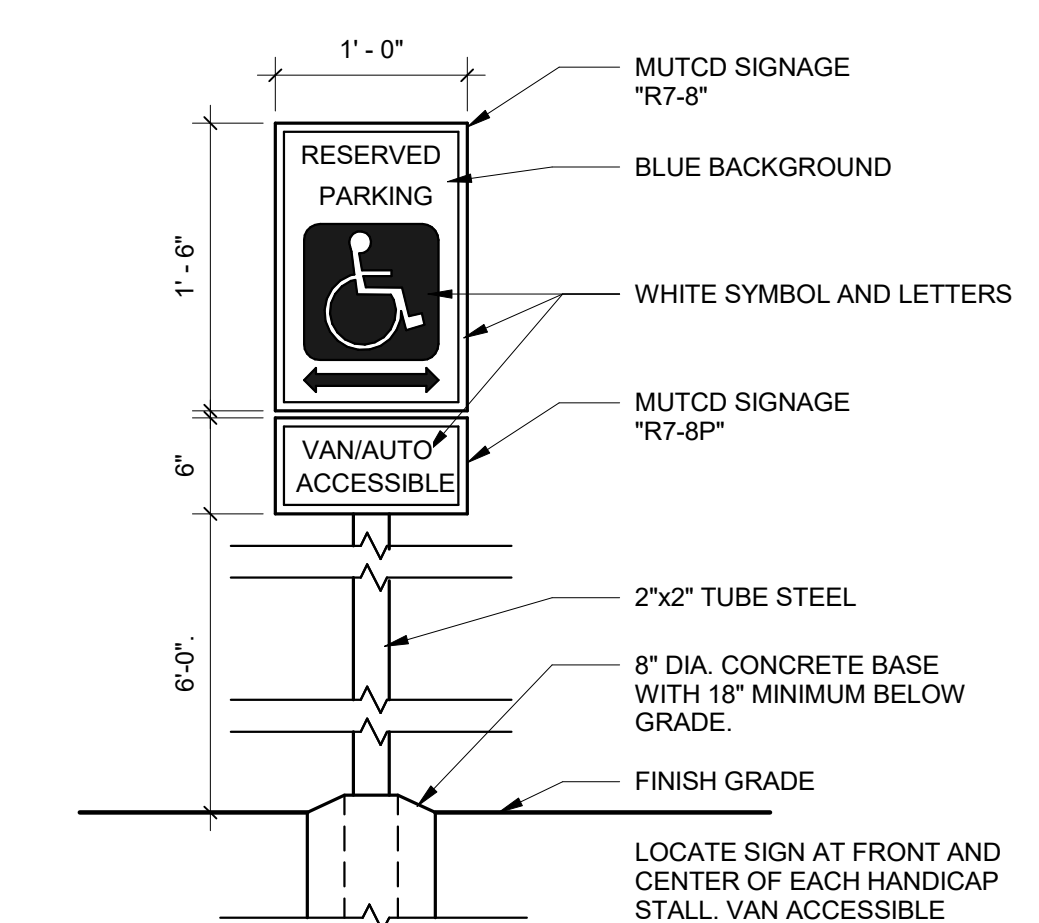
13 SEGMENTED BLOCK RETAINING WALL
SCALE: 3/4" = 1'-0"



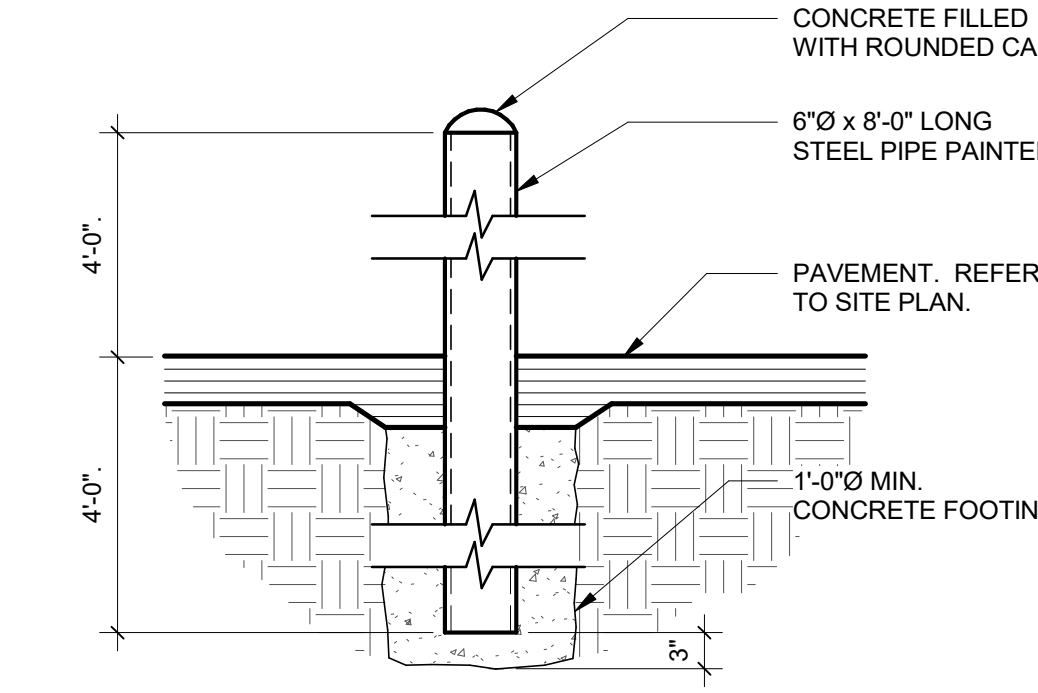
10 LANDSCAPE STAIR DETAIL
SCALE: 3/8" = 1'-0"



7 BIKE RACK DETAIL
SCALE: 3/4" = 1'-0"



4 HC PARKING SIGN
SCALE: 1" = 1'-0"



1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

REVISIONS	DESCRIPTION
DATE	RESUBMITAL
10/20/2023	
BY	

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DESIGNED	KS
FILENAME	XX-XXXX

SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER

SITE DETAILS



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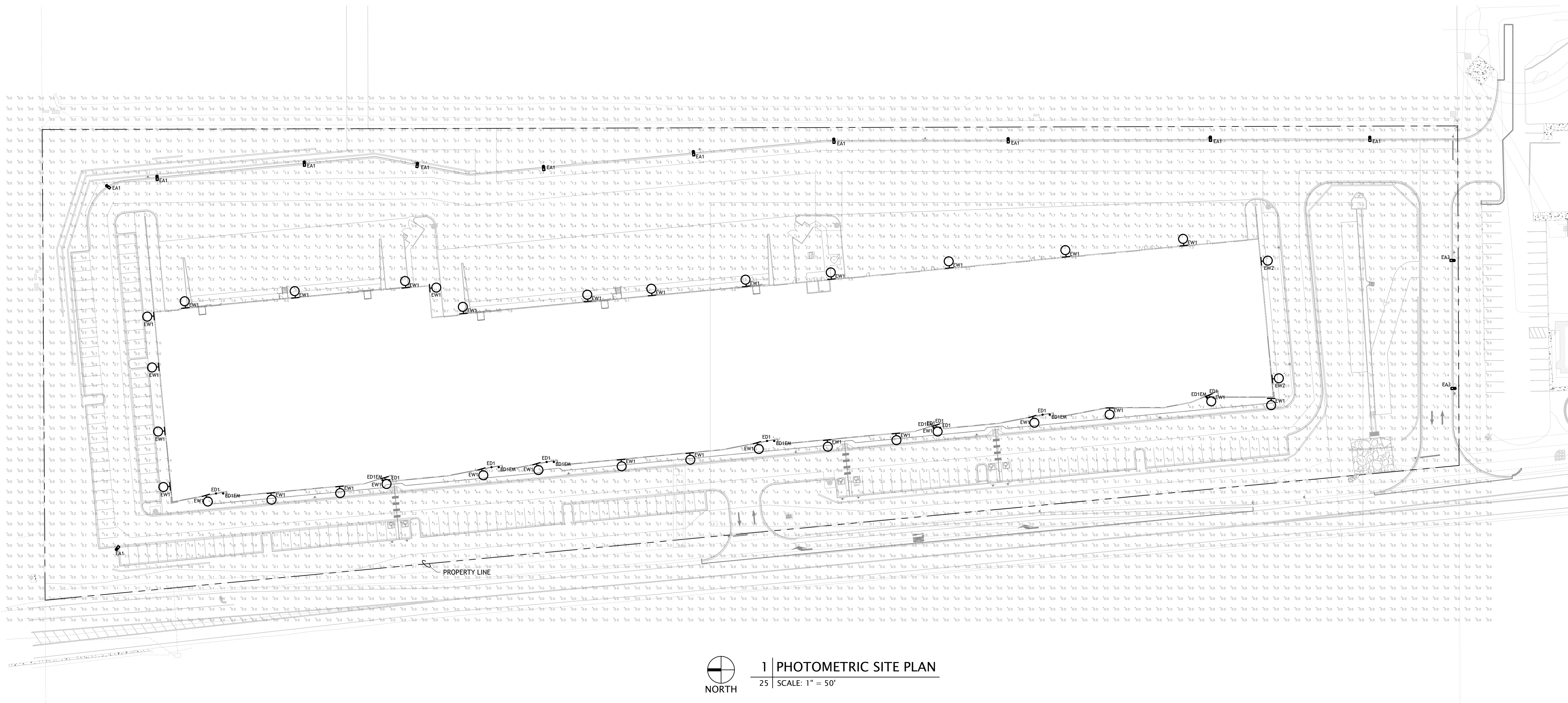
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SITE DEVELOPMENT PLAN

THE ROCK COMMERCE CENTER

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



BY	DATE	REVISIONS	
		DESCRIPTION	
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DESIGNED	HJ, HK
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SITE DEVELOPMENT PLAN
THE ROCK COMMERCE CENTER
PHOTOMETRIC SITE PLAN



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SHEETS	20
SHEET	19

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